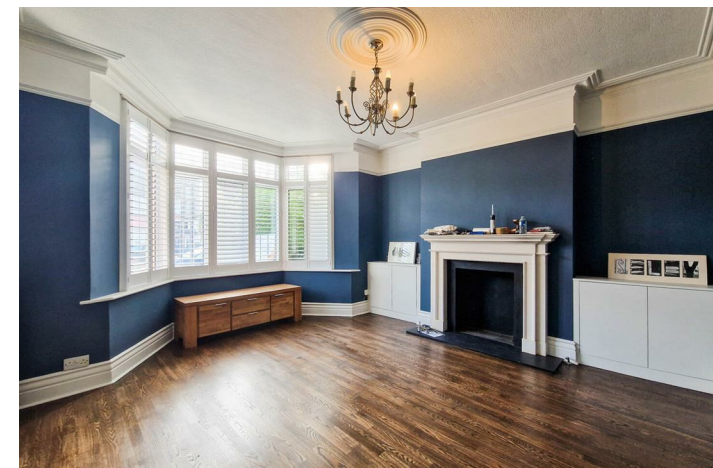
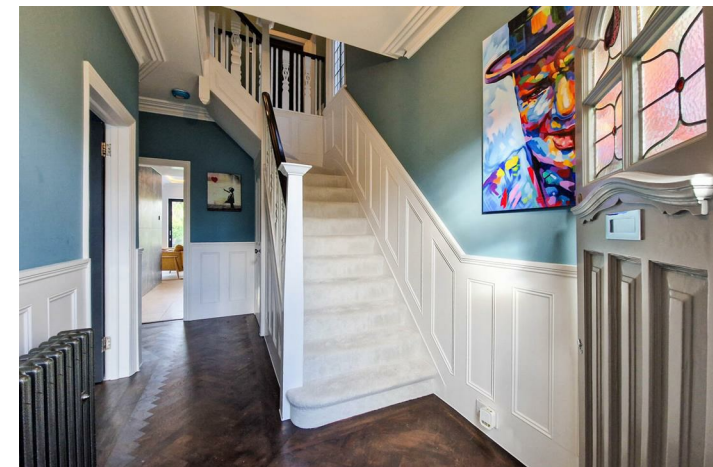




SOUTHBOURNE GROVE

WESTCLIFF-ON-SEA, SS0 0AA

PRICE GUIDE £800,000

* £800,000 - £850,000 * - SUBSTANTIAL AND VASTLY IMPROVED FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOME BOASTING A PLETHORA OF HIGH END LIVING ACCOMMODATION AND A SIZEABLE WEST FACING REAR GARDEN.

RP&C.
RICKY, PLANT & CHEN-PORTER

SOUTHBOURNE GROVE

- Vastly improved and versatile four/five bedroom semi-detached family home
- 30' kitchen/family room with quartz work surfaces and bi-folding doors
- Generous West backing rear garden
- Highly sought after location close to high performance grammar schools
- Within easy reach of Southend Hospital
- Master bedroom with Juliet balcony and bespoke fitted wardrobes
- Fantastic four-piece bathroom
- Ground-floor WC and utility room
- Garage and off-street parking
- A truly special family home which must be viewed to be appreciated



RP&C are delighted to present this beautifully refurbished four-bedroom semi-detached family home, ideally situated in a sought-after and convenient location. The property features an exceptionally large west-facing rear garden and offers impressively spacious living accommodation throughout.

The ground floor includes an inviting entrance porch leading to a generous hallway, a comfortable lounge with a feature stone fireplace, and a separate snug. There is also a ground-floor cloakroom, a practical utility room, and a stunning open-plan kitchen and family area at the rear with sliding doors opening onto the west-facing garden.

Upstairs, you'll find four well-proportioned bedrooms, including a superb master suite complete with a Juliette balcony, bespoke fitted walk-in wardrobe, and a beautifully appointed family bathroom.

Externally, the home enjoys an extensive west-facing rear garden, while the front provides off-street parking for two vehicles and access to a small garage.

Situated on Southbourne Grove in Westcliff-on-Sea, this attractive property is perfectly placed for local shops, transport links, and lies within the catchment areas for Earls Hall Primary School and The

Eastwood Academy, with highly regarded grammar schools also nearby.

Four/five bedroom semi-detached house

Entrance hallway

Lounge

Snug

Open plan kitchen/family room

Utility area

Ground-floor WC

Stairs to first floor

Bedroom one

Walk in wardrobe

Bedroom two

Bedroom three

Bedroom four

Four-piece bathroom

West facing rear garden

Off-street parking

Garage

SOUTHBOURNE GROVE





SOUTHBOURNE GROVE

ADDITIONAL INFORMATION

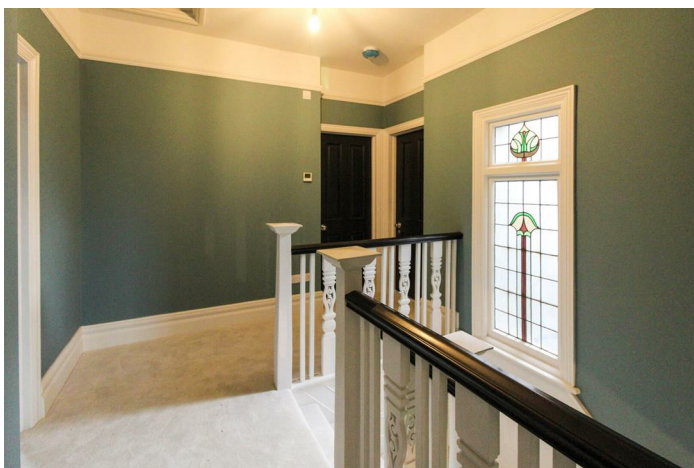
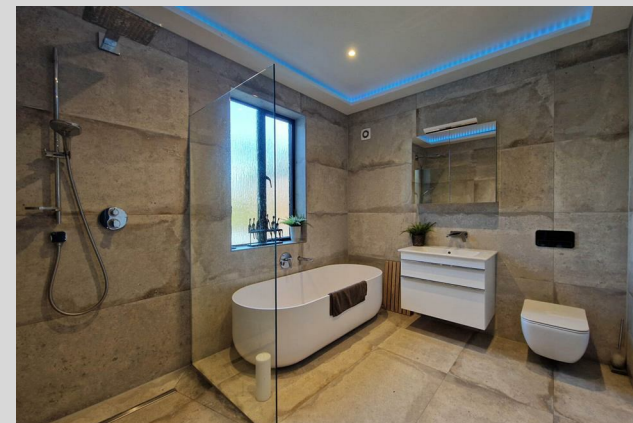
Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1859.00 sq ft

Tenure –



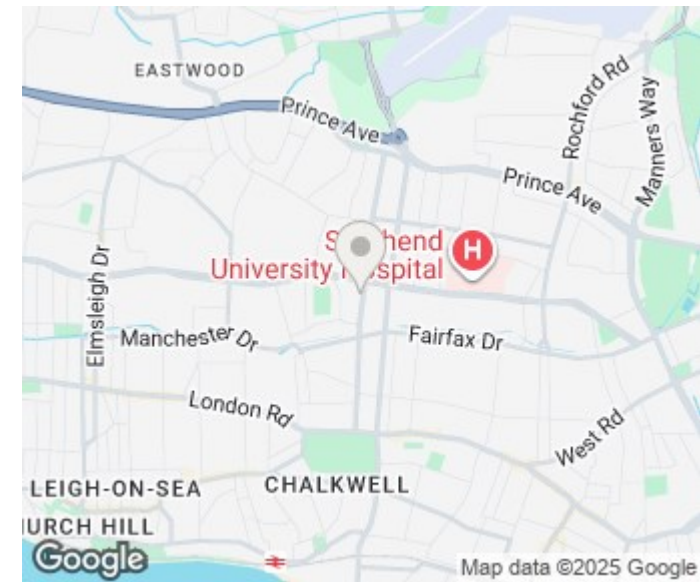
GROUND FLOOR
1113 sq.ft. approx.



1ST FLOOR
746 sq.ft. approx.



TOTAL FLOOR AREA: 1859 sq.ft. approx.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP & C.
RICKY, PLANT & CHEN-PORTER