



Arundel Gardens

Westcliff-on-Sea

- DETACHED CHARACTER HOUSE
- THREE BEDROOMS
- THREE RECEPTION AREAS
- NO ONWARD CHAIN



Offers In Excess Of £550,000

Nestled in the corner of this residential cul-de-sac, perfect for prestigious schools. Huge potential to make your own mark on the house. South backing garden and very large garage.





This character property will create high interest due to the opportunity it offers to live in such a prestigious location. A driveway provides parking for two vehicles and a large garage will easily accommodate the largest of family cars. An entrance porch gives way to a classic reception hall with return staircase to the upper floor.

A spacious lounge opens to the sun room with views over the mature garden, to the front a large dining room (currently being utilised as a bedroom). The kitchen gives access to the utility room and there onto the ground floor cloakroom. There are three bedrooms and a bathroom to the first floor with a narrow staircase to the loft storage room.

The mature rear gardens commences with a patio area with mature shrub borders.



ENTRANCE PORCH

RECEPTION HALL

LIVING ROOM

14' 5" x 13' 1" (4.39m x 3.99m)

LOUNGE/DINER

14' 5" x 13' 2" (4.39m x 4.01m)

KITCHEN

11' 3" x 8' 5" (3.43m x 2.57m)



CONSERVATORY

13' x 7' 3" (3.96m x 2.21m)

UTILITY ROOM

9' 10" x 4' 11" (3m x 1.5m)

CLOAKROOM

LANDING

BEDROOM ONE

14' 5" x 11' 4" (4.39m x 3.45m)



BEDROOM TWO

13' 1" x 11' 5" (3.99m x 3.48m)

BEDROOM THREE

11' 10" x 9' 5" (3.61m x 2.87m)

BATH / SHOWER ROOM

WC

LOFT STORAGE ROOM

10' 7" x 9' 6" (3.23m x 2.9m)



GARAGE

18' 3" x 11' 6" (5.56m x 3.51m)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Disclaimer
 This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Compass point should be considered inaccurate and checked.
 Buyers are strongly advised to take their own measurements and compass bearing.
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