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Southborough Drive, SS0 9XG  
2 Bedrooms  
Semi Detached Bungalow  
£500,000

To arrange a viewing  
call 01702 480 666

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## FOR SALE

Southborough Drive, SS0 9XG

£500,000

This well presented two double bedroom bungalow is situated in this desirable location on the Westcliff/Leigh borders within reach of Leigh Road, Leigh Broadway, Chalkwell mainline station, park and seafront. In addition to the two double bedrooms there is a spacious open plan lounge/kitchen, conservatory/dining room, modern bathroom suite with a claw footed bath, utility room and wet room with shower, WC and wash hand basin. Outside there is good size patio and attractive south facing rear garden with block paved parking to front for 2/3 cars.

### Storm Porch

UPVC double glazed doors to storm porch.

### Hallway

Front door, lead light stained glass panel, smooth plastered ceiling, access to loft, radiator, wood effect laminate flooring and paneled doors to all rooms.

### Bedroom One 13' x 11' 11" (3.96m x 3.63m)

Double glazed bay window to the front, smooth plastered ceiling, radiator and wood effect laminate flooring.

### Bedroom Two 11' 10" x 12' (3.60m x 3.65m)

Double glazed window to the front, smooth plastered ceiling, radiator and wood effect laminate flooring.

### Bathroom

Obscure double glazed window to the side, smooth plastered ceiling with inset down lights, extractor, claw footed bath with mixer tap and hand held shower attachment, close coupled WC, vanity cupboard with inset sink, wall mounted mirrored bathroom cabinet, chrome heated towel radiator, tiled to walls and tiled flooring.

### Open Plan Living/Kitchen Area

#### Living Area 15' 1" x 12' 2" (4.59m x 3.71m)

Double glazed sliding doors to the conservatory, smooth plastered ceiling, display shelving to alcoves, fire recess, vertical radiator, wood effect laminate flooring and open to.

#### Kitchen Area 12' 2" x 7' 10" (3.71m x 2.39m)

Double glazed window to the rear, smooth plastered ceiling, shaker style wall and base level units, rolled edge work tops with trivets, inset stainless steel sink with mixer tap, tiled splash backs, stainless steel four ringed gas hob with concealed extractor over, stainless steel oven, wine rack, wood effect laminate flooring and half double glazed door to.

### Utility Room

Double glazed French doors the rear, two double glazed windows to the side, ceiling fan light, space and plumbing for washing machine and dryer and louvre doors to.

### Wet Room

Smooth plastered ceiling with inset down lights, thermostatic shower with rainfall and hand held wash down attachment, wall mounted wash hand basin, low level WC, tiled to walls and tiled flooring.

#### Conservatory 13' 6" x 8' 10" (4.11m x 2.69m)

Double glazed French doors and windows to the rear, ceiling fan light and wood effect laminate flooring.

### Rear Garden

Block paved patio, mature borders with remainder laid to lawn.

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

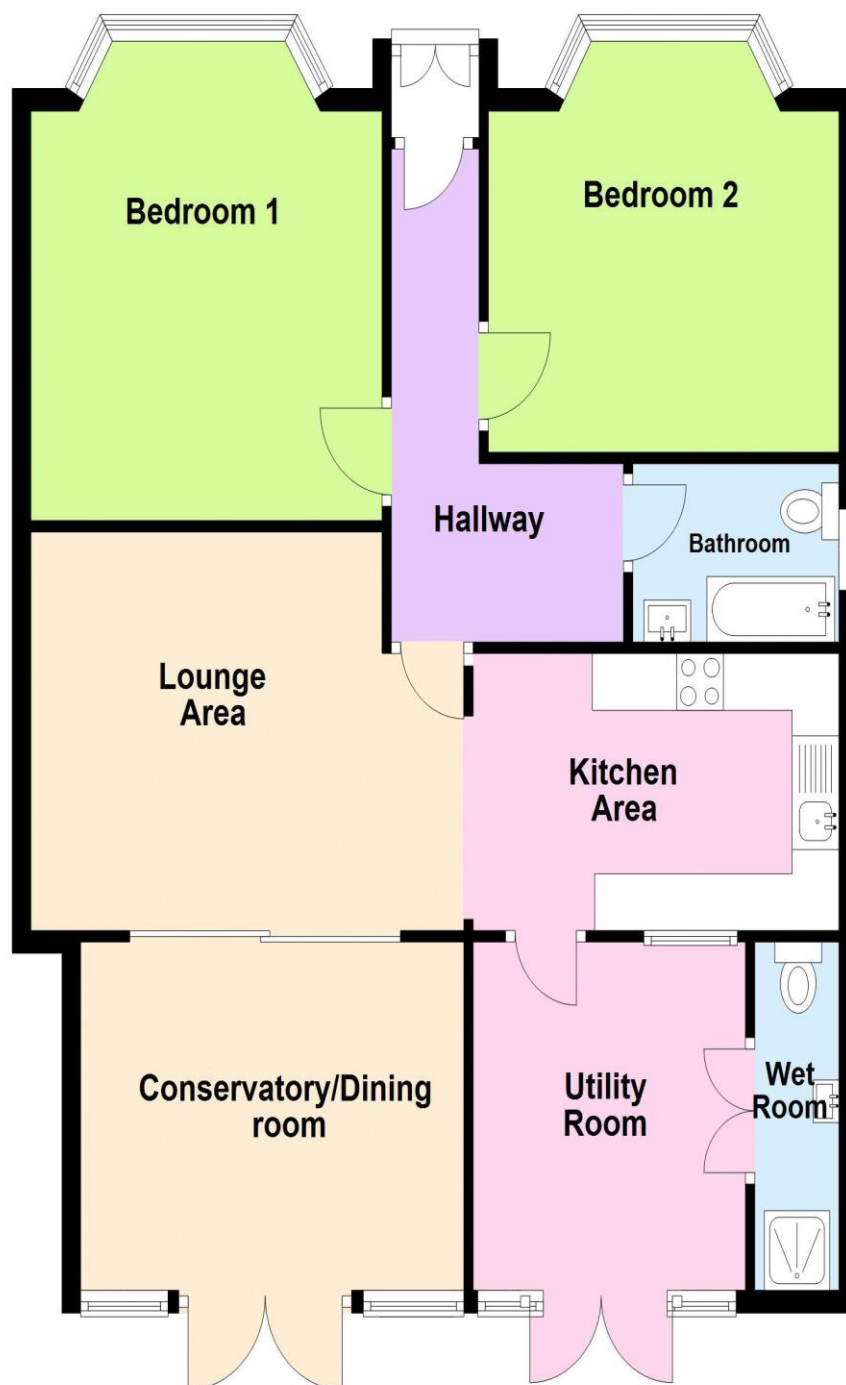




2 DOUBLE BEDROOMS / SEMI DETACHED BUNGALOW / SOUTH FACING REAR GARDEN

## Ground Floor

Approx. 3.4 sq. metres (36.4 sq. feet)



Total area: approx. 3.4 sq. metres (36.4 sq. feet)

**ashleigh stone**

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