



Westbury Road, Southend-On-Sea

Guide Price £400,000

Key Features

- 4 Bedroom Semi-Detached House
- Driveway Parking for Two Vehicles
- Fantastic Transport Links & Schools
- Contemporary Kitchen/Diner
- Private Garden with BBQ Patio
- Generous Loft Suite
- Bright & Inviting Living Spaces
- Family-Friendly Location
- EPC Rating Awaited
- Council Tax Band C

Property Summary

**** GUIDE PRICE £400,000 - £425,000 ****

Step into this spacious and well-configured four-bedroom semi-detached home, offering the ideal layout for those looking to balance style, practicality, and future potential. Situated in a popular residential area with excellent access to local amenities, this property is designed to meet the needs of dynamic households who value flexible living.



Lounge
14'1 x 12'8

Kitchen / Diner
18'8 x 11'10

Conservatory / Family Room
11'5 x 10'5

Downstairs W/C

Bedroom One
13'11 x 10'4

Bedroom Two
10'11 x 10'6

Bedroom Three
7'10 x 7'10

Family Bathroom

En-suite

Bedroom Four (Loft Room)
16'11 x 9'7



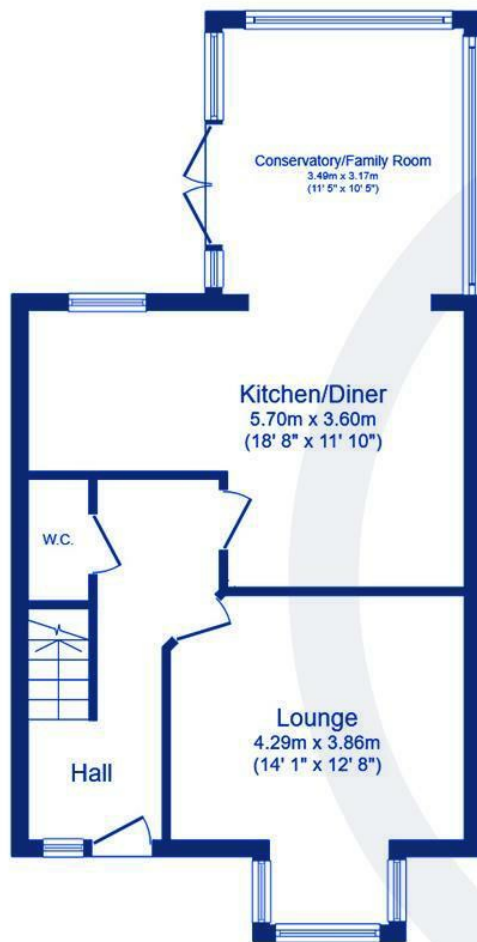
Property Overview

As you arrive, a private driveway provides parking for two cars. Inside, a bright and welcoming hallway leads to a generously sized lounge, perfect for relaxing or entertaining. A handy downstairs W/C sits neatly under the stairs, while the rear of the home opens up into a well-fitted kitchen/diner with a seamless flow into a conservatory. This extended space bathes in natural light and provides a tranquil outlook onto the garden — ideal for family meals or a stylish work-from-home setup.

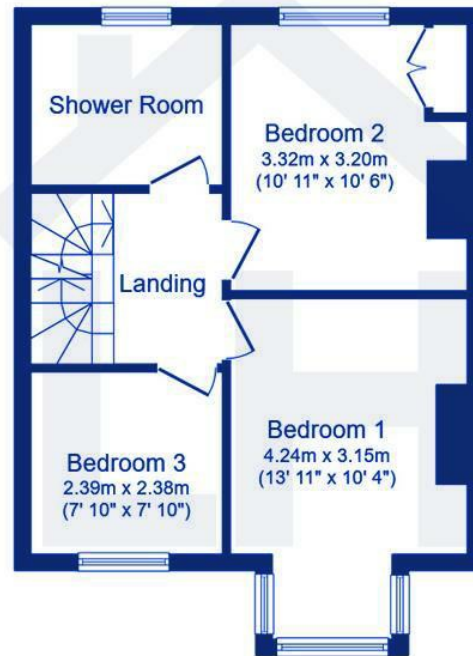
The garden itself offers a paved patio area, great for summer BBQs and entertaining, with a lawned section offering space for children or pets to enjoy.

Upstairs, the first floor hosts two comfortable double bedrooms, a single bedroom, and a family bathroom. The top floor surprises with a generously proportioned fourth bedroom, complemented by a bathroom just before entry — offering the benefits of an ensuite while remaining accessible for family use.

Well-presented and thoughtfully laid out, this property is the perfect stepping stone for those looking to upsize, invest in their future, or secure a stylish and adaptable home in a well-connected area.



Ground Floor



First Floor



Second Floor

Total floor area 119.3 sq.m. (1,285 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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