



188 Southbourne Grove

188 Southbourne Grove Westcliff-On-Sea Essex SS0 0AA

Home Estate Agents are pleased to offer for sale this sizeable four bedroom semi-detached house in Westcliff-on-Sea which provides spacious accommodation over three floors and benefits from having a self-contained annex to side.

The accommodation comprises; entrance hall, lounge, large kitchen/diner and a downstairs cloakroom to the ground floor with landing, three bedrooms, family bathroom and a separate w/c to the first floor. The property has been extended into the second floor to provide a further double bedroom and en suite. A self-contained annex which includes a bedroom, lounge/diner, kitchen and shower room is located to the side of the house. Externally, this wonderful home is complimented by off street parking to front and a well presented west facing garden to rear.

The property is served by gas central heating and offers replacement double glazing where mentioned.



Situated on Southbourne Grove in Westcliff-on-Sea, this fantastic family residence is within close proximity to local amenities which includes nearby parks, schools, bus routes and mainline railway station - serving London Fenchurch Street for commuters. Also within easy reach is Leigh-on-Sea's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

With plenty of potential and large accommodation which is set over three floors, we strongly recommend internal viewings to avoid missing out.

Entrance Hall

Entrance door into hallway comprising pendant lighting, partially panelled walls, plate rail, stairs leading to first floor landing, radiator, solid wood flooring, doors to:

Lounge One 16'66 x 14'39

Double glazed bay window to front with bespoke fitted shutters, double glazed window to side, coved cornicing to ceiling with pendant lighting, radiator, cast iron feature fireplace, solid wood flooring.

Kitchen/Diner 22'34 x 10'87

Range of wall and base level units with solid wood work surfaces above incorporating stainless steel sink and drainer unit, space for range cooker with extractor unit over, integrated dishwasher, space



with pendant lighting, radiator, fitted wardrobes, carpeted flooring.

Bedroom Three 11'58 x 10'82

Double glazed leadlight window to front, coved cornicing to smooth ceiling with fixed ceiling light, radiator, carpeted flooring.

Bedroom Four 9'92 x 6'87

Double glazed window to rear, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Two piece suite comprising 'P' shaped panelled bath with shower attachment over, pedestal wash hand basin with mixer tap, double glazed obscure window to front, smooth ceiling with ceiling light, partially tiled walls, tiled flooring.

Separate WC

One piece suite comprising low level w/c, double glazed obscure window to side, smooth ceiling with ceiling light, partially tiled walls, tiled flooring.

Second Floor Landing

Smooth ceiling with ceiling light, carpeted flooring, door to:

Bedroom One 11'83 x 9'30

Double glazed window to rear, smooth ceiling with fitted spotlights, radiator, eaves storage, built in wardrobes, carpeted flooring, door to:



for fridge freezer, double glazed bi-folding doors to rear leading to rear garden, coved cornicing to smooth ceiling with fitted spotlights and fixed ceiling light, radiator, built in storage cupboard, tiled flooring.

Downstairs WC

Two piece suite comprising wash hand basin, low level w/c, pendant lighting, solid wood flooring.

First Floor Landing

Smooth ceiling with pendant lighting, picture rail, stairs leading to second floor landing, carpeted flooring, doors to:

Bedroom Two 13'60 x 10'03

Double glazed window to rear, coved cornicing to smooth ceiling

En-Suite

Three piece suite comprising corner shower cubicle with shower attachment over, bowl wash hand basin set on vanity unit, low level dual flush w/c, double glazed obscure window to side, smooth ceiling with ceiling light, partially tiled walls, tiled flooring.

Annex

Annex Entrance

Entrance door into:

Lounge Two 19'14 x 9'31

Double glazed French doors to rear leading to rear garden, double glazed windows to side, double glazed sky light, smooth ceiling with pendant lighting, radiator, feature fireplace, carpeted flooring.

Kitchen 17'73 x 5'86

Range of wall and base level units with laminate work surfaces above incorporating sink and drainer unit, integrated four ring gas hob with extractor unit over, integrated oven, space for fridge freezer, space for dishwasher, double glazed lead light bay window to front, double glazed sky light, smooth ceiling with fixed ceiling light, radiator, vinyl flooring.

Inner Hallway

Smooth ceiling with pendant lighting, carpeted flooring, doors to:

Shower Room

Three piece suite comprising shower cubicle with handheld attachment over, wash hand basin set on vanity unit with mixer tap, low level w/c, double glazed sky light, smooth ceiling with ceiling light, partially tiled walls, radiator, vinyl flooring.

Bedroom 15'18 x 7'74

Double glazed window to rear, smooth ceiling with pendant lighting, fitted wardrobe, radiator, carpeted flooring.

Externally

Rear Garden

Raised decked seating area leading to remainder laid to lawn, mature tree and shrub borders surrounding, further slab paved seating area to side.

Frontage

Stone driveway providing off street parking for multiple vehicles, mature shrub borders.







Offers in excess of £650,000 Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.