



home.

OFFERS OVER

£1,300,000

Kings Road, Westcliff-On-Sea

Burnside, 4 Kings Road, Westcliff-On-Sea, Essex, SS0 8BH



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Home Estate Agents are proud to present 'Burnside', a truly beautiful period property built in 1890 and which stands on a generous sized, elevated south backing plot with a stunning rear garden and estuary views.



Spread out over four floors. the accommodation comprises; entrance porch, a grand entrance hall, ground floor cloakroom, main lounge with access to the south facing terrace, a separate formal dining room, a wonderful glass house, additional morning room plus a beautiful fitted kitchen/breakfast room with a separate utility room.

The first floor benefits from a spacious family bathroom, four double bedrooms including a master with access to a south facing terrace affording fabulous views towards the estuary and an en suite shower room, whilst to the second floor there are two further bedrooms.

Externally the property stands on a larger than average south backing plot with a wonderful rear garden commencing with a raised sun terrace, creating an ideal space for outside entertaining, immaculate lawns with a feature water fountain and summer house. The front offers further well tended gardens and off street parking giving access to an attached garage.

Situated on Kings Road in Westcliff On Sea, this impressive family home is just a short stroll from all local amenities which includes the nearby seafront, park and mainline railway station for commuters. Also within close proximity to Leigh Road and Leigh's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques

Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

Entrance Porch:

5'8 x 3'10

With tiled flooring, cornice to ceiling, glazed double doors leading to:

Entrance Hall:

22'1 x 17'10 (reducing to) 5'8

A wonderful grand entrance hall with exposed and varnished floorboards, stairs leading to the first floor landing with under stairs storage cupboard, additional cloaks cupboard, cornice to ceiling, picture rail, four wall light points, two radiators, door to cellar, doors to accommodation off.

Cellar:

12'7 x 10'9

This is main area of the cellar which gives access to the rear garden but also has additional access to further areas and which cover the entire area of the property.

Ground Floor Cloakroom:

6'6 x 2'9

Single glazed lead light window to side aspect, low level WC, wash hand basin with mixer tap, tiled flooring, heated towel rail.





Lounge:

18'9 x 13'10

An impressive main reception room with double glazed lead light windows to rear with double doors to the south backing terrace, exposed and varnished floorboards, further double glazed lead light windows to side aspect, feature fireplace with tiled hearth, cornice to ceiling, picture rail, four wall light points, two radiators, double glazed door to:

Glass House:

17'2 x 6'9

Double glazed windows to rear and side aspects, door leading to the terrace.

Dining Room:

15'11 (into bay) x 10'11

Double glazed lead light bay window to front aspect, exposed and varnished floorboards, feature fireplace with tiled hearth, cornice to ceiling with central ceiling rose, two radiators.

Morning Room:

13'10 x 11'5

Double glazed lead light bay window to front aspect, exposed and varnished floorboards, additional double glazed lead light window to side aspect, cornice to ceiling, feature fireplace with tiled hearth, picture rail, two radiators.

Kitchen/Breakfast Room:

18'6 (into bay) x 14'9

A gorgeous south facing room with double glazed lead light bay window to rear aspect with views over the rear garden, double glazed barn style door to side giving access to the south facing terrace. The kitchen is fitted to include a modern sink unit with mixer tap & hot tap, inset into a range of Quartz work surfaces with an abundance of cupboards and drawers beneath, space for 'Range' cooker with fitted extractor hood above, further range of matching eye level wall mounted units, plate rack, integrated dishwasher, appliance space for American style fridge/freezer, cornice to ceiling, picture rail, Karndean flooring, vertical radiator, door to:

Utility Room:

11' x 8'2

A great size utility room with double glazed lead light window to side aspect. Stainless steel single drainer sink unit with mixer tap, inset into a range of square edge Quartz work surfaces with cupboards and drawers beneath, matching eye level wall mounted units, integrated under counter fridge, wine cooler, appliance space and plumbing for washing machine, double glazed barn style door to side, Karndean flooring.

First Floor Landing:

16'10 x 7'3

A beautiful landing area with a large original encapsulated double glazed lead light window to side aspect, carpeted, stairs to the second floor landing, cornice to ceiling, dado rail, radiator, doors to:

Master Bedroom:

19'9 x 14'2

A lovely dual aspect room with double glazed lead light windows to rear aspect with central door to the terrace, additional double glazed lead light windows to side aspect, exposed and varnished floorboards, range of fitted wardrobes with matching drawers, cornice to ceiling with ceiling rose, two radiators.

Guest Bedroom Two:

Dressing Area:

6'9 x 3'3

With a range of fitted wardrobes to the expanse of one wall, carpeted, access through to:



Bedroom Area:

14'4 x 12'2

Double glazed lead light windows to rear aspect with central door giving access to the south facing terrace, further double glazed lead light window to side aspect, carpeted, feature fireplace with tiled hearth, cornice to ceiling with central ceiling rose, picture rail, two radiators, door to:

En Suite Shower Room:

8'10 x 7'6

A spacious en suite with double glazed lead light window to side aspect, modern suite comprising; fully tiled walk-in shower cubicle, low level WC, twin pedestal wash hand basins, heated towel rail.

Bedroom Three:

14'8 x 14'3 (reducing to 10'1)

Double glazed lead light bay window to front aspect, carpeted, additional double glazed lead light window to front aspect, cornice to ceiling, picture rail, dado rail, two radiators.

Bedroom Four:

13'10 x 13'9

Double glazed lead light bay window to front aspect, additional double glazed lead light bay window to side, carpeted, cornice to ceiling, picture rail, radiator.

Bathroom:

11'5 x 9'8

Double glazed lead light obscure window to side aspect, claw footed bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, pedestal wash hand basin, half tiled to surrounding walls, built-in storage cupboard, heated towel rail.

Second Floor Landing:

8'8 x 2'6

Built-in eaves storage, carpeted, doors to:

Bedroom Five:

18'1 x 11'9 (reducing to 8'5)

Double glazed lead light window to front aspect, carpeted, built-in eaves storage, picture rail, radiator.

Study/Bedroom:

13'1 (reducing to 8'10) 10'11

Double glazed lead light window to rear aspect offering estuary views, carpeted, built-in eaves storage cupboard, radiator.

Externally:**Rear Garden:**

The property benefits from a truly beautiful rear garden, which commences with a raised terrace, laid with tiles and wrought iron railings with steps down to the main part of the garden, which is laid to lawn with an established and mature range of flower, shrub and herbaceous borders throughout the garden with pretty paved walk-ways, pergolas, feature water fountain, summer house, outside lighting, side access to the front.

Front Garden:

The front of the property has lawn areas with inset shrubs, crazy paved pathway with brick retaining wall and wrought iron railings. There is an independent driveway allowing off street parking and giving access to:

Attached Garage:

Accessed from the rear garden with remote controlled up and over door, power and lighting connected.





TOTAL FLOOR AREA : 3079 sq.ft. approx.
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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS
By prior appointment only

Offers Over £1,300,000 Freehold

HOME - The Estate Agent of Leigh
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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

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.