



16 Porlock Avenue



# 16 Porlock Avenue Westcliff-on-Sea Essex SS0 0EA

Home Estate Agents are thrilled to bring to market this charming semi-detached house located on Porlock Avenue, Westcliff-On-Sea. This property boasts two reception rooms, three/four bedrooms, and a beautifully landscaped south-facing garden with Bradstone 'Tephra' Porcelain Tiles, perfect for enjoying the sunny days.

Upon entering, you are greeted by a large, bright, and airy lounge and dining room, ideal for entertaining guests or relaxing with family. Additionally, there is a separate sitting room and also another room that can be used as a snug lounge, home office or bedroom, providing versatility to suit your needs.

The property features a modern kitchen and bathroom, adding a touch of contemporary style to the traditional charm of the house. The lovely sitting room is a highlight, with double bi-folding doors that open up to the garden,



allowing natural light to flood the space and creating a seamless indoor-outdoor living experience. Parking is convenient with space for two vehicles on the property, ensuring that you and your guests will never have to worry about finding a parking spot.

If you are looking for a spacious and bright property in a desirable location, this house on Porlock Avenue is the perfect place to call home. Don't miss out on the opportunity to own this delightful property in Westcliff-On-Sea.

## Accommodation Comprises

### Entrance

Entrance door into:

### Hallway

Fitted carpet, double glazed windows to front, picture rail, dado rail, stairs leading to first floor with understairs storage, radiator.

### Lounge/Diner 23'9 x 12'0

Laminate flooring, double glazed bay window to front with fitted shutters, coved cornice, feature decorative fireplace, two radiators, USB points.



**Sitting Room 11'2 x 11'0**

Laminate flooring, double glazed bi-folding doors to rear and side, coved cornice, wall lights, radiator.

**Kitchen 10'1 x 10'0**

Lino flooring, double glazed window to rear, double glazed obscure door, coved cornice, spotlights, Howdens kitchen comprising; range of wall and base units with complimentary worksurfaces, integrated Bosch oven with NEFF four ring induction hob and extractor over, Beko fridge freezer, Bosch dishwasher, Bosch washing machine, radiator.

**Bedroom Four/Office 10'1 x 7'11**

Fitted carpet, double glazed window to front, spotlights,



radiator.

**First Floor Landing**

Fitted carpet, picture rail, radiator.

**Bedroom One 13'0 x 12'0**

Fitted carpet, double glazed bay window to front with shutters, USB points, wardrobe, radiator.

**Bedroom Two 12'0 x 9'10**

Fitted carpet, double glazed window to rear, coved cornice, access to loft, fitted wardrobe, radiator.

**Bedroom Three 9'11 x 6'11**

Fitted carpet, double glazed window to side, eaves storage, fitted wardrobe, radiator.

**Bathroom 10'1 x 6'9**

Lino flooring, tiled walls, double glazed obscure window to rear and side, large walk in shower, wash hand basin with vanity unit, WC, storage cupboard, heated towel rail.

**Externally**

**Frontage**

Resin driveway enabling off street parking for two cars, pretty





lawn area.

### Rear Garden

South facing rear garden commencing with Bradstone porcelain tiled patio entertaining area and the remainder being laid to lawn, flower and vegetable raised beds, outside tap and power socket, shed (to remain), security light, gated side access.











TOTAL FLOOR AREA: 1195 sq.ft. approx.  
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Price £525,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330