



295 Southbourne Grove



# 295 Southbourne Grove Westcliff-on-Sea Essex SS0 0AL

Home Of Leigh are very excited to offer for sale this attractive and surprisingly spacious five bedroom semi detached family home which is located in a popular tree lined road and boasts an incredible 170' rear garden.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, lounge, separate dining room, utility room and a modern fitted kitchen/breakfast room which leads through to a wonderful garden room with vaulted ceiling overlooking the rear garden.

To the first floor there is a split level landing and access to five great size bedrooms, including a west facing master bedroom, a large four piece family bathroom and guest bedroom with an en suite shower room.



Externally the property offers an incredible 170' rear garden with three wonderful patio areas throughout the garden, whilst to the front there is off street parking for several vehicles giving access to a small garage.

Located on Southbourne Grove in Westcliff On Sea, this charming property is perfectly positioned for local shops and bus routes as well as being within the school catchment for Earls Hall Primary and the Eastwood Academy. Prestigious grammar schools are also close by.

## Accommodation Comprises

The property is approached via glazed entrance door leading to:

### Entrance Porch 8'9 x 3'8

Windows to front aspect, further internal door leading to:

### Entrance Hall 19'7 max x 9'1

A great size entrance hall with stairs leading to first floor accommodation with under stairs storage cupboard, carpeted, coved cornice to ceiling, plate rack, feature wood paneling to walls, radiator. Doors to:

### Ground Floor Cloakroom 5'1 x 4'6

Modern suite comprising; low level WC, pedestal wash hand basin, wood panelling to waist height, additional under stairs storage cupboard, tiled flooring.





#### Lounge 19'2 x 12'4

A great size main reception room with double glazed windows to rear and door leading through to the garden room, carpeted, feature brick built fireplace with open fire and wooden mantle over, coved cornice to ceiling, plate rack with feature wood panelling to walls, radiator.

#### Garden Room 22'2 x 10'4

A great size room with double glazed windows to rear and side aspect with large French doors giving access to the garden, tiled flooring, smooth plastered ceiling with inset spotlighting, radiator.

#### Kitchen Breakfast Room 19'1 x 11'7

Two double glazed windows to rear aspect and door leading through to the garden room, The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of square



edge worksurfaces with an abundance of cupboards and drawers beneath, recess for Range cooker with fitted extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated dishwasher, appliance space for fridge freezer, tiled flooring, coved to smooth plastered ceiling with inset spotlighting. Door to:

#### Utility Room 9'8 x 7'1

Window to side aspect with adjacent door to garden, rolled edge worksurfaces with cupboards and drawers beneath, matching eye level wall mounted units, appliance space and plumbing for washing machine, wall mounted boiler (n/t), door to garage.

#### Dining Room 16'1 into bay x 13'5

Double glazed lead light bay window to front aspect, exposed floorboards, feature fireplace with tiled hearth and attractive wooden surround, coved cornice to smooth plastered ceiling, additional double glazed lead light window to side, radiator.

#### First Floor Landing 21'8 x 7'7 max

A great size split level landing which is carpeted, coved cornice to smooth plastered ceiling and access to loft space, radiator. Doors to:

#### Bedroom One 17'7 into bay x 13'8

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

#### Bedroom Two 13'6 x 10'1

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, radiator.





#### Bedroom Three 11'1 x 10'1

Double glazed lead light window to front aspect, carpeted, coved ceiling, radiator.

#### Bedroom Four 12'2 x 9'2

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, radiator.

#### Bedroom Five 13'1 max x 9'9

Double glazed lead light window to front aspect, carpeted, smooth plastered ceiling, radiator. Door to:

#### En-Suite Shower Room 5'6 x 5'1

Modern three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, low level WC, fully tiled to surrounding walls.

#### Family Bathroom 11'8 x 10'3

Double glazed window to rear aspect, modern four piece suite comprising; claw footed bath with mixer tap and shower attachment, low level WC, fully tiled walk in shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, coved to smooth plastered ceiling with central ceiling rose and inset spotlighting, wood flooring, heated towel rail/radiator combined.

#### Externally

#### Rear Garden

The property benefits from an incredible rear garden measuring approximately 170 ft which commences with a feature paved patio area to the immediate rear creating a fabulous space for outside dining and entertaining. The remainder of the garden is neatly laid to lawn with mature flower and shrub borders offering lots of privacy. There are two further decked seating areas - one half way down the garden and one at the end which will enjoy the evening sun, outside storage and side gate to front.

#### Front Garden

The property is block paved providing off street parking for several vehicles with a mature range of flower and shrub borders and further access to the garage.

#### Garage 9'7 x 9'1

With Up and Over door, power and light connected, personal door to utility room.











































Price £800,000 Freehold

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