



348 Southbourne Grove

348 Southbourne Grove Westcliff-on-Sea Essex SS0 0AQ

Home Of Leigh are very excited to offer for sale this absolutely charming six bedroom detached character house, offering almost 3,000 square feet of living accommodation and which sits proudly on a large west backing plot with a wonderful rear garden and sweeping in and out driveway to the front.

The property boasts a grand entrance hall, ground floor shower room, a formal lounge with feature inglenook fireplace, a separate living room with bar area, garden room, further sitting room/bedroom and a fabulous open plan kitchen & family room overlooking the rear garden and separate utility room.

Off of the first floor split level landing there are six well appointed bedrooms, including a spacious dual aspect master bedroom, a luxury fitted family bathroom plus two modern en suite shower rooms, whilst to the second floor there is a useful loft room.

Externally the property stands on a generous size west backing plot with a wonderful and secluded rear garden, whilst to the front there is a sweeping in and out driveway providing ample off street parking.

Located on Southbourne Grove, an attractive tree lined road in Westcliff On Sea, this impressive family home is perfectly positioned for local access to Westcliff High School for boys and girls as well as being in the Eastwood Academy Catchment. The property is also within easy access of



Southend Hospital. There are excellent road links available for access to the A127, A13 and M25 and Southend Airport now provides a very good service to a considerable number of destinations in Europe.

Accommodation Comprises

The property is approached via part double glazed double doors leading to:

Entrance Porch 5'1 x 2'5

With Parquet flooring, three quartered panelling to walls. Archway leading through to:

Entrance Hall 22'1 max x 15'7 max

An impressive and very grand entrance hall with double glazed leadlight bay window to front aspect with bespoke window seat, Parquet wood flooring throughout, stairs leading through to the first floor landing, large walk in cloaks cupboard, smooth plastered ceiling, picture rail, two radiators. Doors to accommodation off:

Lounge 21'9 into inglenook fireplace < 17'7 x 17'1

A fabulous dual aspect main living room with double glazed lead light windows to both front and side aspect with bespoke fitted Plantation shutters, Parquet wood flooring throughout, feature brick built Inglenook fireplace with inset log burner, smooth plastered ceiling with inset spotlighting, two radiators.

Family Room 21'4 x 14'2

Double glazed lead light obscure window to side aspect, Parquet wood flooring throughout, feature fireplace with tiled hearth, coved to smooth plastered ceiling with feature ceiling mouldings, two radiators, glazed leadlight door to garden room and further access to a bar area.

Bar Area 7'1 x 5'1

Bespoke fitted bar area with ample shelving and storage.

Garden Room 21'5 x 6'1

Double glazed leadlight windows to rear and side aspect, wood flooring,



Dining/Family Area 20'1 x 10'1

With double glazed French doors to rear aspect giving access to the garden, feature roof lantern, tiled flooring with underfloor heating, smooth plastered ceiling with inset spot lighting. Door to:

Utility Room 9'5 x 7'9

Sink inset into a range of square edge worksurfaces with appliance space and plumbing for washing machine and dryer beneath, matching eye level wall mounted units, built in storage cupboard, access to under stairs storage, smooth plastered ceiling with inset spot lighting. Door to:

Ground Floor Shower Room 7'8 x 3'1

Velux window to rear, modern three piece suite comprising: fully tiled shower cubicle, low level WC, half pedestal wash hand basin with mixer tap, fully tiled to surrounding walls, heated towel rail.

Sitting Room 16'3 x 10'9

Double glazed lead light window to front aspect with bespoke fitted Plantation shutters, wood flooring, coved to smooth plastered ceiling with inset spot lighting, radiator.

First Floor Landing 15'4 max x 15'2#

A spacious first floor landing with large Velux roof window, carpeted, smooth plastered ceiling, picture rail, built in storage cupboard, floor to ceiling storage cupboard housing hot water tap and boiler (which we understand from the vendor was fitted 18 months ago), stairs leading to the second floor loft room.

Bedroom One 15'6 x 14'8

A delightful dual aspect master bedroom with double glazed lead light windows to front and side aspects, carpeted, smooth plastered ceiling with inset spot lighting, two radiators.

Bedroom Two 13'1 max x 10'1

Two double glazed lead light windows to side aspect, wood flooring, built in eaves storage cupboards, radiator. Door to:



radiator, double glazed French doors leading to the rear garden.

Open Plan Kitchen/Family Room 26'1 x 22'9

A fabulous open plan west backing family area with two clearly defined areas as follows:

Kitchen Breakfast Area 26'1 x 10'1

Double glazed lead light window to rear aspect, tiled flooring with underfloor heating. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of Quartz worksurfaces with an abundance of cupboards and drawers beneath, freestanding Range cooker (to remain) with fitted extractor hood above, further range of matching eye level wall mounted units with display cabinets and concealed lighting beneath, bespoke fitted walk in pantry, integrated dishwasher, fitted wine rack, appliance space for American style fridge freezer, integrated Miele microwave, coved to smooth plastered ceiling with inset spot lighting, feature vertical radiator. Open plan to:

En-Suite Shower Room 5'1 x 3'7

Modern suite comprising a fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, three quarter tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Three 13'1 x 10'8

Double glazed lead light window to rear aspect, wood flooring, smooth plastered ceiling, radiator. Door to:

En-Suite Shower Room 6'2 x 3'5

Modern three piece suite comprising fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, tiled flooring, tiled walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Four 14'5 x 9'3

Double glazed lead light window to rear aspect, wood flooring, three quarter panelling to walls, smooth plastered ceiling with inset spotlighting, built in wardrobe/cupboard, radiator.

Bedroom Five 18'1 x 8'2

Double glazed lead light window to front aspect, wood flooring, coved to smooth plastered ceiling, radiator.

Bedroom Six 15'9 x 6'5

Two double glazed lead light window to front aspect, wood flooring, smooth plastered ceiling with inset spotlighting, picture rail, radiator. (Please note this room is adjacent to the master bedroom and was originally open providing a dressing area and could easily be reinstated and furthermore turned into an en-suite shower room and dressing room.

Family Bathroom 12'6 x 8'8

Double glazed lead light obscure windows to side aspect. Modern suite comprising; panelled bath with mixer tap and shower attachment, low level WC, oversized wash hand basin with two mixer taps and vanity drawers beneath, fully tiled shower cubicle, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Second Floor Loft Room 20'8 x 11'10

Velux windows to rear and side aspects, wood flooring, vaulted ceiling with inset spotlighting, built in eaves storage cupboard plus depth of additional built in wardrobes with sliding doors.

Externally

Rear Garden

The property benefits from a great size west backing rear garden which commences with a paved patio area to the immediate rear with feature pergola area creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing, outside lighting, outside water tap, side access to the front.

Frontage

The property is set back from the road providing off street parking via block paved driveway providing off street parking for several vehicles.















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Price £1,000,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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