



287 Southbourne Grove

287 Southbourne Grove Westcliff-on-Sea Essex SS0 0AL

Home Of Leigh are excited to present this surprisingly spacious three bedroom, semi detached family home, situated on a popular tree lined road, in a quiet mews location. The charming property has a warm character feel to it, from the elegant Amtico flooring that flows through to the open plan kitchen/diner and pretty bay windows that wrap around the property.

The accommodation comprises; entrance hall, ground floor cloakroom, a formal west facing lounge and kitchen/diner looking out to a secluded rear garden with mature trees and patio area. The first floor provides three spacious double bedrooms - the master, with access to en-suite shower room and a separate family bathroom.

Externally the property sits proudly on a corner plot, benefitting from well maintained gardens to the front, side and rear of the property, whilst parking facilities are provided by a detached garage and additional off street parking for two vehicles.



Located on Southbourne Grove in Westcliff On Sea, the property is perfectly positioned for local shops, as well as being within the school catchment for Earls Hall Primary, the Eastwood Academy and the prestigious Westcliff High Grammar school for girls and boys within easy walking distance.

Accommodation Comprises

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

Entrance Hall 15'9 max x 8'2

Spacious entrance hall with tiled flooring throughout, stairs leading to the first floor accommodation with large understairs storage cupboard, coved to smooth plastered ceiling with inset spotlighting, radiator. Doors to:

Ground Floor Cloakroom 6'4 x 3'2

Double glazed obscure window to side aspect, modern suite comprising; low level WC, pedestal wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting.



Lounge 20'6 x 14'6

Dual aspect main reception room with attractive double glazed bay windows to both front and side aspects, carpeted, feature stone fireplace with inset gas coal effect fire, coved to smooth plastered ceiling with inset spotlighting, radiator.

Open Plan Kitchen Diner 20'1 x 11'5

Double glazed bay window to side aspect and further double glazed French doors to rear giving access to the garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven and five ring gas hob with extractor hood above, appliance space for fridge freezer, wine rack, integrated dishwasher, range of matching eye level wall mounted units with glass display cabinets, tiled splashbacks, coved to smooth plastered ceiling, tiled flooring, radiator.



First Floor Landing 14'3 x 9'4

Spacious landing area, carpeted, coved to smooth plastered ceiling with access to loft/office space via fitted loft ladder. Doors to:

Bedroom One 16'4 x 9'6

Two double glazed windows to rear aspect, engineered oak wooden flooring, coved to smooth plastered ceiling with inset spotlighting, radiator. Door to:

En-Suite Shower Room 9'5 x 3'1

Double glazed obscure window to side aspect, modern suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.

Bedroom Two 12'2 x 8'5

Double glazed window to front aspect, engineered oak wooden flooring, coved to smooth plastered ceiling with inset spotlighting, two built in wardrobes, radiator.

Bedroom Three 10'6 x 9'6

Double glazed windows to front and side aspect, wood flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.

Bathroom 9'4 x 5'9

Double glazed obscure window to side aspect. Modern suite comprising bath with mixer tap and shower attachment, fully tiled shower cubicle, low level WC, wash hand basin, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, tiled flooring, radiator.

Loft Room 12'8 x 12'1

Access via landing and fitted loft ladder. Two Skylight windows, carpeted, smooth plastered ceiling, built in eaves storage cupboard, fully fitted desk space, radiator.

Externally

Rear Garden

The property benefits from a secluded rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn with mature shrubbery that ensures privacy at the rear of the property and also offering a secluded outlook. Access to garage and further side access to the mews street.

Detached Garage

With up and over door and additional parking for two vehicles.

Front Garden

Situated on a corner plot which is mainly laid to lawn.













Price £500,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330