



226 Southbourne Grove

226 Southbourne Grove Westcliff-on-Sea Essex SS0 0AA

Home Of Leigh are privileged to offer for sale this attractive and newly refurbished four bedroom semi detached family home located in a popular and convenient position which benefits from a huge west backing rear garden and surprisingly spacious living accommodation throughout.

The accommodation comprises; entrance porch, a spacious entrance hall, lounge with feature stone fireplace plus a separate snug, ground floor cloakroom, utility room and a stunning open plan kitchen & family room to the rear with sliding doors out onto the west backing rear garden.

To the first floor there are four well appointed bedrooms including a fabulous master bedroom with a Juliette Balcony and bespoke fitted walk-in closet and a gorgeous family bathroom.

Externally the property boasts a huge west backing rear garden, whilst to the front there is off street parking for two 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 part glazed double doors leading to:

Entrance Porch 6'9 x 2'4

A further part glazed door leading to:

Entrance Hall 14'6 x 11'8 max

A great size entrance hall with Herringbone style wood flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, feature half wood panelling to walls, coved cornice to smooth plastered ceiling with central ceiling rose, cast iron effect radiator. Doors to:

Lounge 15'8 x 13'8

Double glazed lead light bay window to front aspect with bespoke

fitted Plantation shutters, wood flooring throughout, coved cornice ceiling with central ceiling rose, picture rail, feature fireplace with attractive stone surround and bespoke fitted alcove storage cupboards either side, radiator.

Snug 13'1 x 11'4

With a continuation of Herringbone style wood flooring throughout, coved cornice to ceiling with central ceiling rose, feature stone fireplace, feature wood panelling to surrounding walls, cast iron effect radiator, open arch through to the kitchen.

Open Plan Kitchen & Family Room 30'8 x 20'5 < 9'7

A fabulous open plan living space with two clearly defined areas as follows:



Kitchen Breakfast Area 20'5 x 10'1

The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of Quartz worksurfaces with an abundance of cupboards and drawers beneath, two built in NEFF ovens, with warming plate, integrated dishwasher and fridge and separate freezer, central island with matching worktops and cupboards beneath with built in Bora four ring electric hob with integrated extractor hood and stool seating around, abundance of additional cupboards and storage, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, access to utility area and open plan to:

Sitting & Dining Area 30'8 x 9'7

With two large feature double glazed windows to rear aspect and central sliding doors giving access to the garden, continuation of



tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

Inner Lobby 9'1 x 2'1

Tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting. Doors to:

Ground Floor Cloakroom 5'1 x 2'8

Modern two piece suite comprising; low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting.

Utility Room 7'9 x 4'1

Range of matching Quartz worksurfaces with bespoke shelving above, cupboards, integrated wine fridge, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

First Floor Landing 11'1 x 10'1

Coloured lead light window to side aspect, carpeted, picture rail, smooth plastered ceiling with access to loft space. Doors to:

Bedroom One 16'8 max x 12'7

With double glazed patio doors to rear giving access to a Juliet balcony with views over the rear garden, carpeted, coved cornice to smooth plastered ceiling, radiator. Access to:

Walk-In Closet 8'7 x 6'8

A bespoke range of fitted wardrobes with ample hanging rails and drawers, carpeted, smooth plastered ceiling with inset spotlighting.

Bedroom Two 15'9 x 9'1 plus depth of wardrobes

Double glazed lead light bay window to front aspect with bespoke

fitted Plantation shutters, carpeted, coved cornice to smooth plastered ceiling, extensive range of fitted floor to ceiling wardrobes to one wall with concealed drawers and ample hanging space, cast iron effect radiator.

Bedroom Three 13'2 x 10'1

Double glazed window to rear aspect, carpeted, feature wood panelling to surrounding walls, coved cornice to smooth plastered ceiling, radiator.

Bedroom Four 8'6 x 8'5

Double glazed lead light window to front aspect with bespoke fitted Plantation shutters, carpeted, coved cornice to smooth plastered ceiling, cast iron effect radiator.

Family Bathroom 10'1 x 8'7

Double glazed obscure window to rear, luxury fitted suite comprising; floor standing bath with mixer tap, fully tiled walk-in shower, wash hand basin with mixer tap and vanity drawers, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

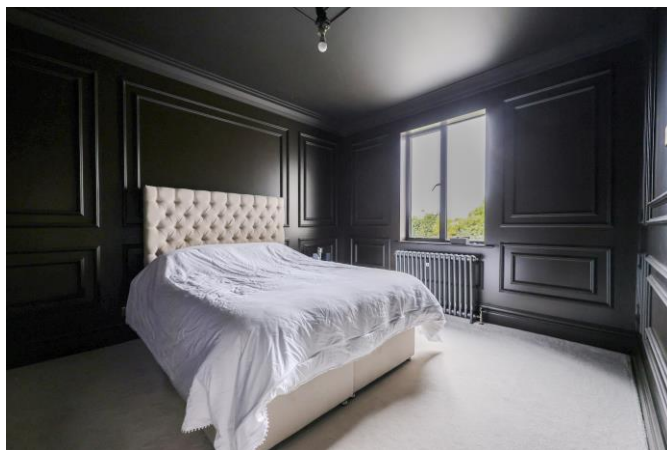
The property benefits from a large west backing rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing.

Front Garden

The front of the property is paved providing off street parking for several vehicles giving access to an integral garage.

Garage 13'3 x 8'9

With up and over door, power and lighting connected.









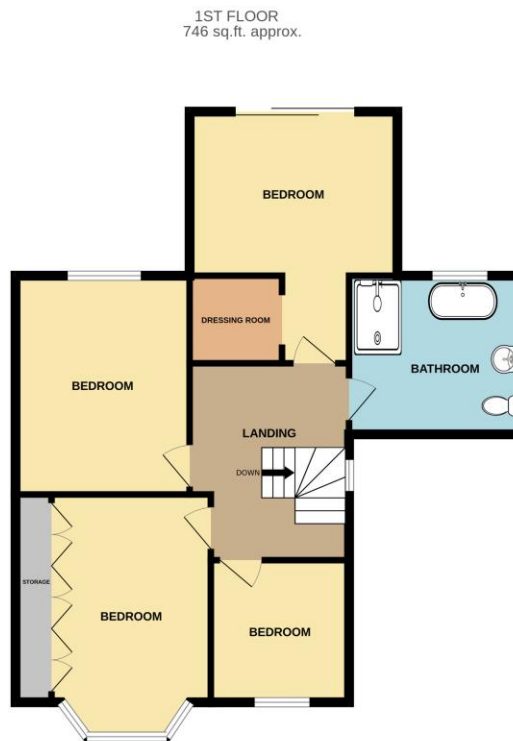












TOTAL FLOOR AREA: 1859 sq.ft. approx.
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Guide Price: £800,000 - £850,000 Freehold

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

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