



Eastbourne Grove, Westcliff-On-Sea

Price Guide £600,000

home.

61 Eastbourne Grove

Westcliff-On-Sea

SS0 0QE



- Truly Wonderful Three Bedroom Semi Detached Family Home
- Beautifully Maintained By The Current Owners
- Stunning Open Plan Kitchen & Family Room
- Lounge With Feature Open Fire
- Luxury Fitted Four Piece Family Bathroom
- Stunning West Backing Rear Garden & Ample Parking Facilities
- Off Street Parking For Several Vehicles
- Perfectly Positioned For Local Shops & Bus Routes
- Earls Hall Primary & Eastwood Academy Catchment

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





*** Guide Price £600,000 - £625,000 ***

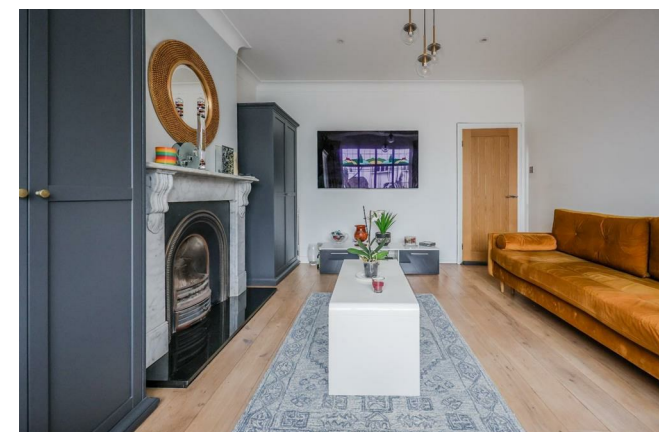
Home Of Leigh are very excited to offer for sale this truly wonderful three bedroom semi detached family home which has been extended and beautifully maintained by the current owners and benefits from a large west backing rear garden and ample parking facilities.

The accommodation comprises; entrance porch, a spacious entrance hall, ground floor cloakroom, a lounge with feature open fire plus a stunning open kitchen & family room overlooking the rear garden.

To the first floor there are three well appointed bedrooms

and a luxury fitted four piece family bathroom, whilst externally there is a paved driveway to the front allowing off street parking for several vehicles and a stunning west backing rear garden.

Located on Eastbourne 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 entrance door leading to:

Entrance Porch:

5'1 x 3'5

Tiled flooring, further door to:

Entrance Hall:

14'6 (max) x 10'9

A great size entrance hall with stairs leading to the first floor landing with under stairs storage cupboard, tiled flooring, coved cornice to ceiling with inset spotlighting, vertical radiator, doors to:-

Ground Floor Shower Room:

5'1 x 4'1

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled walk in shower, low level WC, wash hand basin with mixer tap, tiled flooring.

Lounge:

16'9 (into bay) x 13'1

Double glazed led light bay window to front aspect, wood flooring, feature fireplace with inset open fire with attractive surround, coved cornice to ceiling with inset spotlighting, cast iron effect radiator.

Open Plan Kitchen & Family Room:

23'6 x 18'3

An incredible room with full width and height double glazed sliding doors to rear, overlooking and giving access to the rear garden. The kitchen area is fitted to include a central island with granite work surfaces and an inset sink unit with mixer tap with cupboards and drawers beneath, further range of work surfaces with matching cupboards to both base and eye level with integrated full height fridge and separate full height freezer, dishwasher and washing machine, integrated NEFF oven and matching microwave oven with warming drawer, inset electric hob with extractor hood over, integrated bin storage, smooth plastered ceiling with inset spotlighting and feature roof lantern, wood flooring throughout, two vertical radiators, feature ethanol fireplace, double glazed door to side.

First Floor Landing:

11'4 x 5'1

Coloured led light window to side aspect, wood flooring, fitted storage cupboard, smooth plastered ceiling with inset spotlighting, doors to:

Bedroom One:

16'1 x 11'8 (plus depth of wardrobe)

Double glazed led light bay window to front aspect, wood flooring, extensive range of fitted floor to ceiling wardrobes to the expanse of one wall with mirror fronted sliding doors, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

Bedroom Two:

12'1 x 10'9

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

Bedroom Three:

10'6 x 6'1

Double glazed led light window to front aspect, wood flooring, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.





Family Bathroom:

11'1" x 7'2"

A great size bathroom with two double glazed obscure windows to both rear and side aspect. Modern four piece suite comprising; floor standing bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer, fully tiled walk-in shower, vanity storage, tiled flooring, heated towel rail.

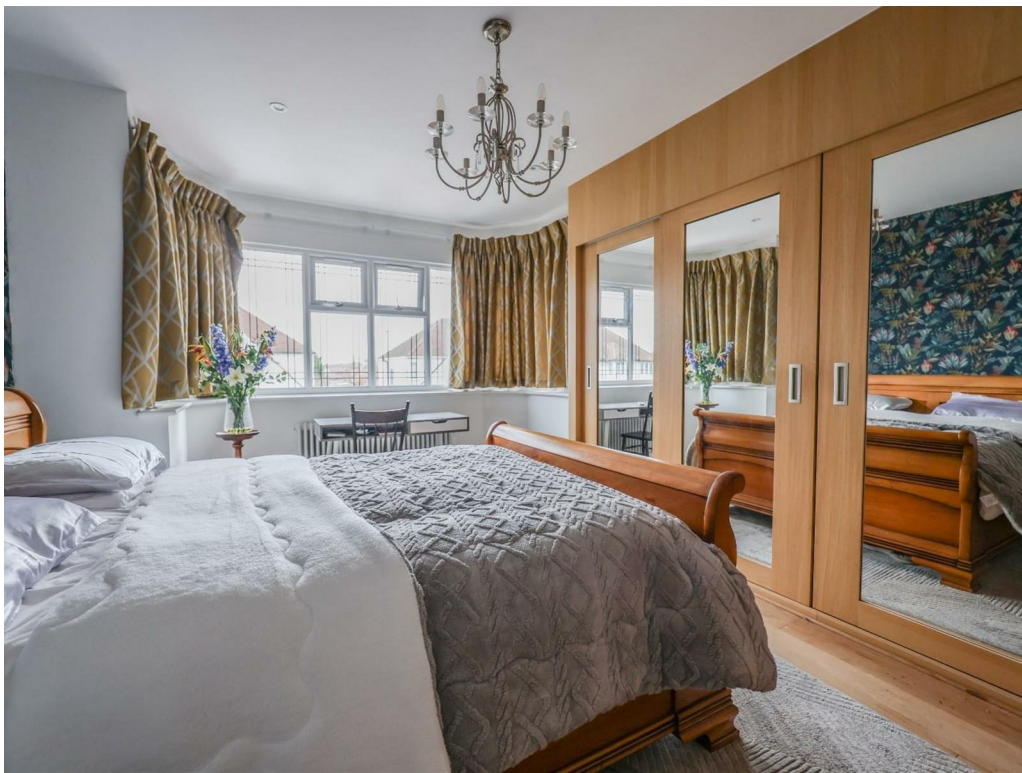
Externally:

Rear Garden:

The property benefits from a great size west backing rear garden which commences with an attractive and extensive patio area to the immediate rear with the remainder being laid to lawn and well stocked with an array of flower and shrub borders and enclosed by screen panelled fencing, outside water tap, outside lighting, side access to the front of the property.

Front Garden:

The front of the property is block paved providing off street parking for several vehicles.









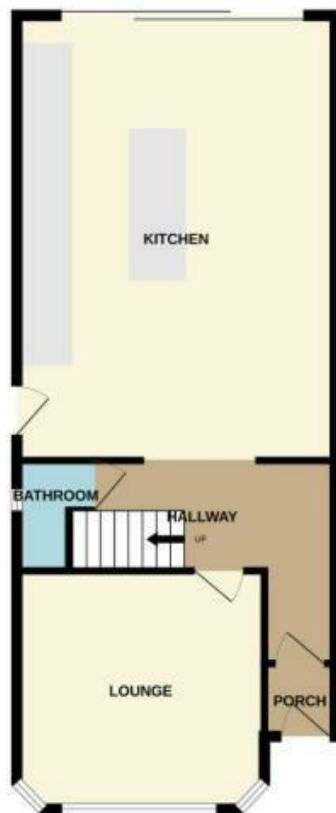








GROUND FLOOR
657 sq.ft. approx.



1ST FLOOR
460 sq.ft. approx.



Property Details

3 Bedrooms
2 Bathrooms
1 Reception Rooms
House - Semi-Detached

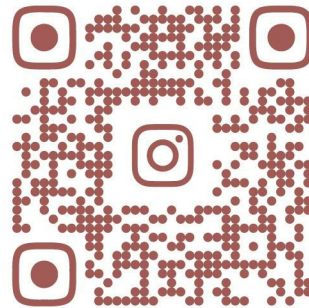
Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band:

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