



SALES | LETTINGS | MANAGEMENT

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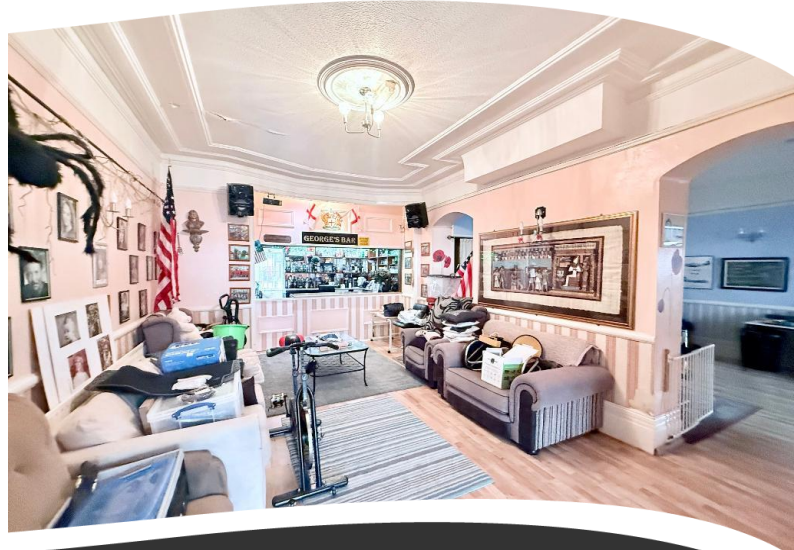
HOMES.CO.UK



16 Bedroom Detached

Grosvenor Road, Westcliff on Sea, SS0 8EN

£2,100,000



- Over 6,400 SQ FT • Sixteen Bedrooms, Ten With En Suites • Multiple Reception Rooms • Opportunity To Develop (STP) • Driveway For Ample Off Road Parking • Excellent Transport Links • Rear Patio With Feature Pond



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Extending to approximately 6,400 sq ft across three expansive floors, the property was formerly operated as a boutique hotel and now offers superb flexibility as a substantial private residence. Its generous footprint creates endless possibilities or those with an eye for development potential to convert (subject to planning). Charming period features are complemented by spacious reception rooms, versatile bedroom arrangements, and ample space for entertaining both indoors and out.

The ground floor offers two spacious through lounges filled with natural light, along with a well equipped kitchen. There are also two additional reception rooms and two bedrooms, each benefiting from en-suite facilities. Further highlights include a stylish bar area, a separate laundry room, and a convenient ground floor WC.

Lift access provides seamless connectivity from the ground floor to the first floor, where an impressive collection of eight generously proportioned bedrooms awaits, each with its own en-suite bathroom. This level also accommodates an additional bedroom and a conveniently located separate WC, offering both comfort and practicality for larger households or guests.

The second floor continues to impress with its exceptional versatility, featuring four further well-sized bedrooms and a fifth room currently arranged as an elegant living space. A separate kitchen enhances the independence of this floor, while a spacious family bathroom, complete with both a bath and a separate shower.

The outdoor spaces have been thoughtfully designed for both relaxation and entertaining. Generous patio areas encourage alfresco dining and social gatherings. A lovingly created feature pond adds a delightful touch of character and a serene backdrop to garden living. For those seeking practical solutions, a selection of outbuildings offers ample storage or the flexibility for use as a home office or studio.

At the front of the property, a large private driveway provides plentiful off-road parking, making it convenient for both family and guests.

Property Description

Ground Floor

Room & Ensuite - 12' 2" x 9' 2" (3.71m x 2.81m)

Room & Ensuite - 12' 2" x 9' 2" (3.71m x 2.81m)

Reception Room One - 20' 3" x 17' 4" (6.19m x 5.3m)

Reception Room Two - 17' 7" x 13' 0" (5.38m x 3.97m)

Reception Room Three - 19' 9" x 12' 11" (6.04m x 3.95m)

Reception Room Four - 20' 3" x 17' 5" (6.19m x 5.31m)

Lounge Bar -

Kitchen - 19' 7" x 14' 2" (5.98m x 4.32m)

Office - 11' 3" x 11' 2" (3.45m x 3.42m)

Auxiliary Space - 15' 2" x 5' 8" (4.63m x 1.75m)

Room & Ensuite - 10' 5" x 9' 5" (3.18m x 2.88m)

Separate WC -

Disabled W/C -

Room - 8' 11" x 8' 7" (2.72m x 2.62m)

First Floor

Kitchen - 13' 8" x 12' 10" (4.19m x 3.92m)

Room & Ensuite - 13' 4" x 12' 8" (4.07m x 3.88m)

Room & Ensuite - 12' 2" x 9' 2" (3.71m x 2.81m)

Room & Ensuite - 13' 9" x 13' 1" (4.21m x 3.99m)

Communal Shower Room -

Room & Ensuite - 18' 11" x 9' 11" (5.77m x 3.03m)

Second Floor

Self Contained Four Bedroom Apartment - A large self contained apartment boasting a spacious



lounge, separate kitchen, four double bedrooms and a large bathroom with a five piece suite.

Lounge - 23' 4" x 14' 10" (7.13m x 4.54m)

Kitchen - 9' 10" x 9' 6" (3m x 2.9m)

Bedroom One - 16' 0" x 12' 11" (4.9m x 3.95m)

Bedroom Two - 16' 6" x 13' 1" (5.03m x 3.99m)

Bedroom Three - 11' 10" x 11' 1" (3.63m x 3.4m)

Bedroom Four - 12' 5" x 9' 11" (3.8m x 3.03m)

Bathroom - 11' 7" x 11' 4" (3.54m x 3.46m)

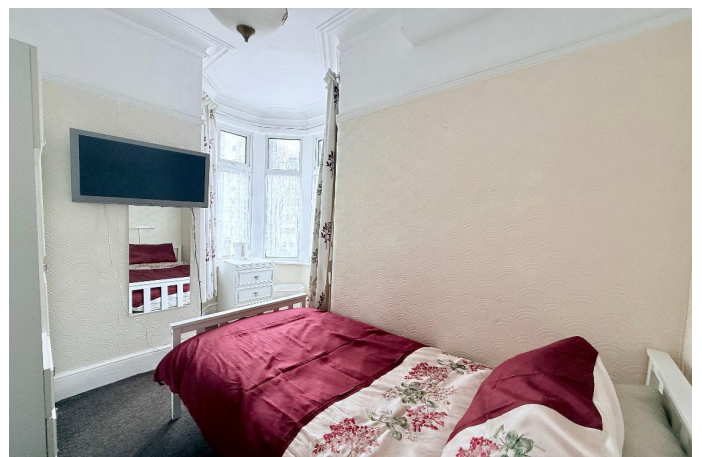
Exterior

Externally - To the front of the property, there is ample parking for several vehicles.

To the rear there is a well maintained garden with a large pond and a generous hard standing patio.

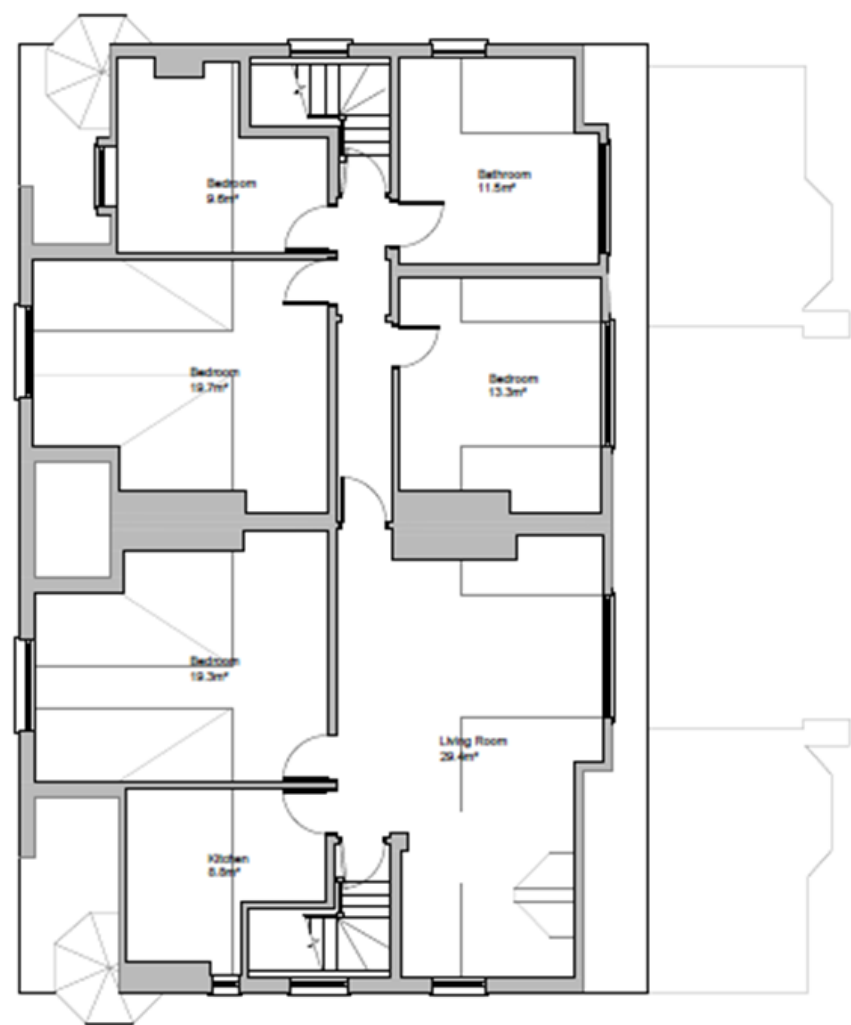
Agents Note - Important Notice: To help viewers visualise the space, all or selected photos within this marketing material have been assisted by AI technology (e.g., virtual furniture staging, sky enhancement, decluttering but not limited to these examples). These images are for illustrative purposes only and should not be relied upon as an exact representation of the property's current state. Buyers are advised to verify all details during a physical viewing





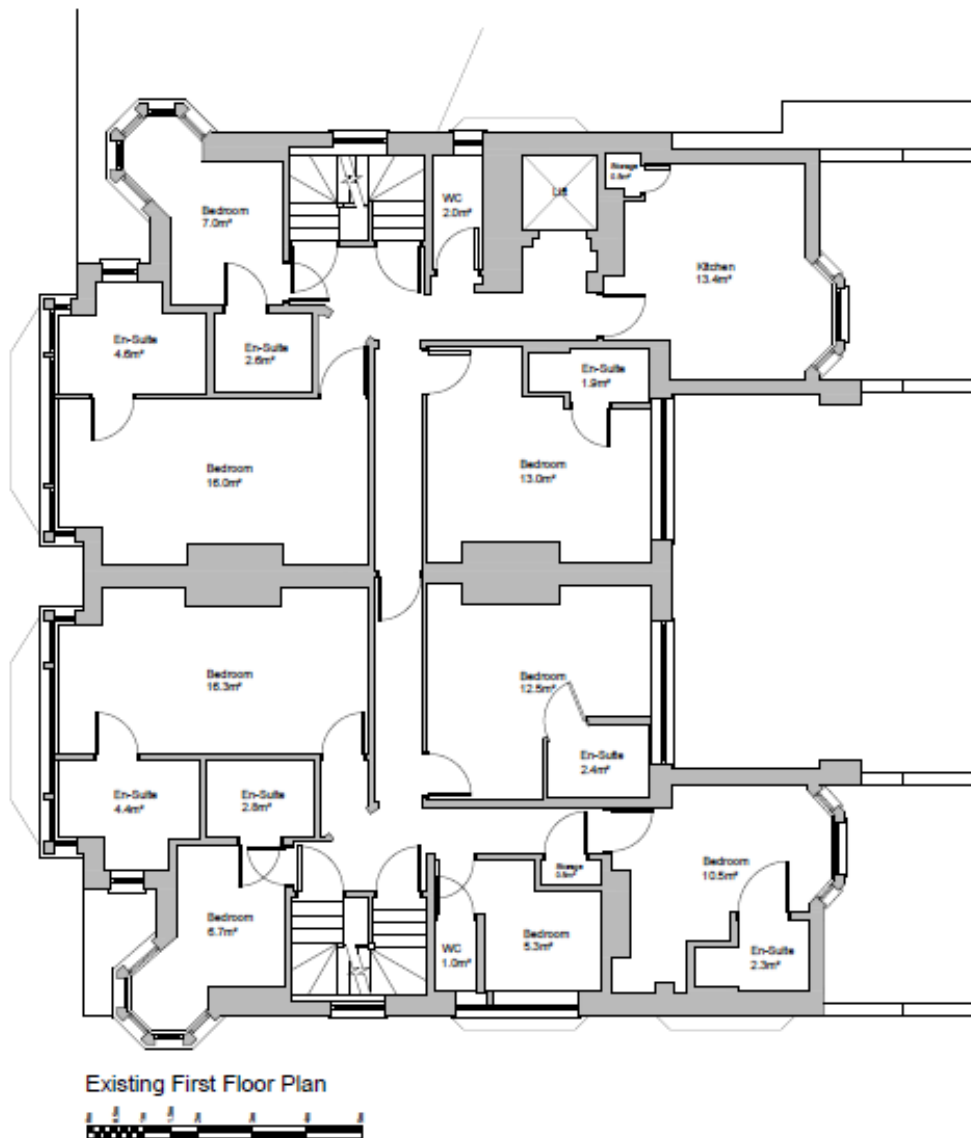


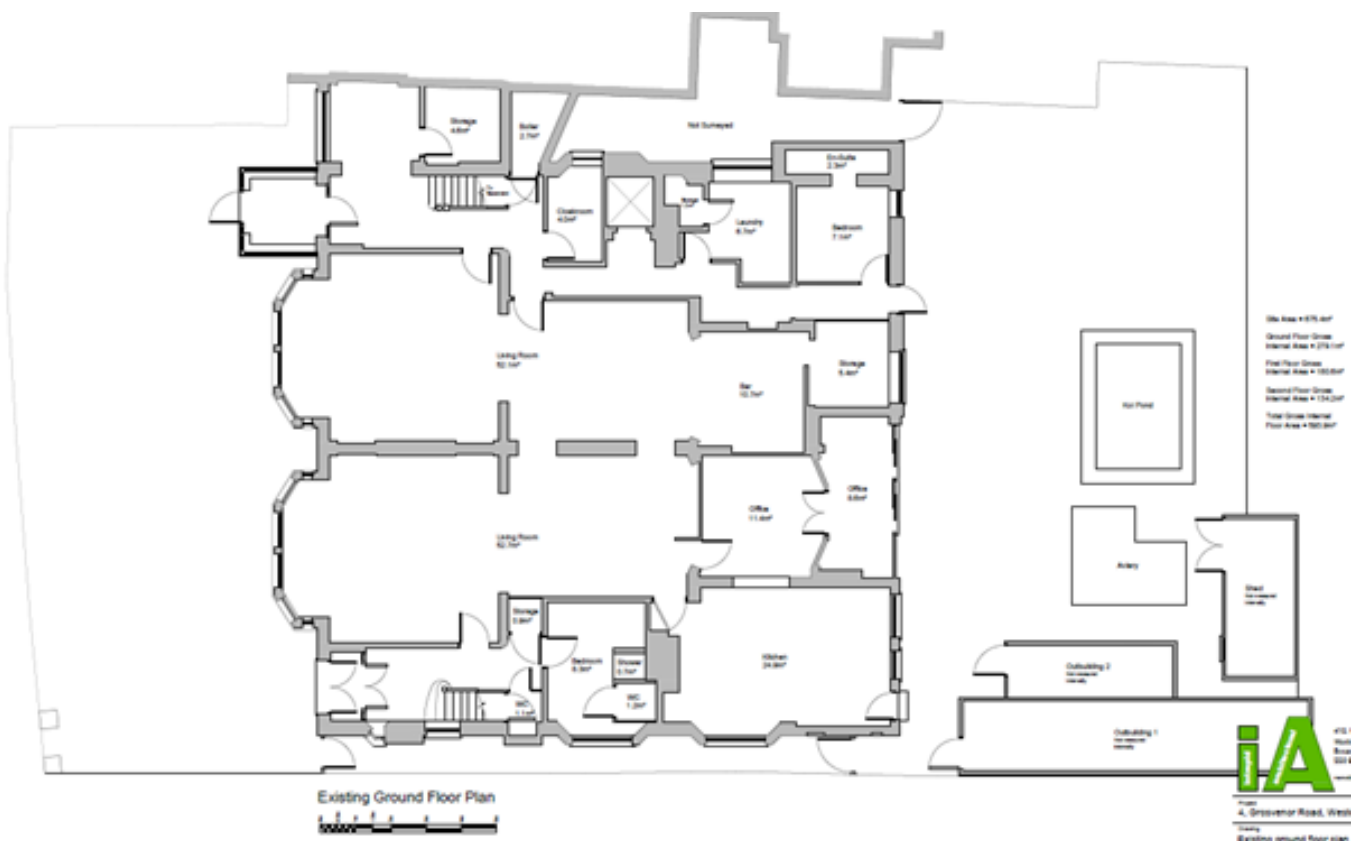
Floorplan(s)



Existing Second Floor Plan







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Additional Information

Perfectly positioned, Westcliff rail station lies just a short stroll away, providing direct c2c Rail connections into Central London, ideal for commuters or those who wish to combine coastal tranquillity with metropolitan convenience. On your doorstep are the beautiful Westcliff Gardens, award-winning beaches, and the bustling cafés, restaurants, and theatres that define this thriving seaside community.

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.