



FOR SALE

**Westbourne Grove,
Westcliff-On-Sea SS0 9TQ**

Asking Price £450,000 Freehold Council Tax Band - C

1302.43 sq ft

- Four Bedroom Terraced Family House
- Deceptively Large Home
- Modern Four Piece Suite Bathroom With Corner Bath
- Spacious Lounge Featuring A Cosy Fireplace Feature
- Charming Bay Windows
- Separate Dining Room
- Great Location Close To Parks, Restaurants & Shops
- Short Drive To Chalkwell Station
- Expansive First-Floor Landing And Hallway With Welcoming Appeal
- Viewing Highly Advised

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

ARE YOU LOOKING FOR A FAMILY HOME WITH PLENTY OF SPACE?

Viewing is highly advised

Step into this deceptively spacious home, where every corner is filled with charm. Generously sized rooms throughout provide the perfect backdrop for family gatherings, entertaining friends and creating cherished memories.

The home boasts two inviting reception rooms, ideal for cosy evenings or fun filled day times. With four bedrooms—three of which are comfortable doubles—there's ample space for everyone to enjoy their own retreat. A modern four piece suite bathroom with corner bath will have you feeling relaxed after your long days at work.

Outside, the rear garden offers a space for children and pets to play freely. Just a short stroll away, Chalkwell Park beckons, perfect for leisurely walks or weekend picnics in the sun. And when you're in the mood for sea breezes, the seafront is within easy reach, offering tranquil views and fresh air.

Measurements

Lounge	13'11 x 11'3 (4.25m x 3.43m)
Hallway Entrance	20'5 x 5'6 (6.24m x 1.70m)
Kitchen	14'4 x 10'0 (4.38m x 3.05m)
Utility Room	6'8 x 5'3 (2.04m x 1.62m)
Dining Room	14'2 x 10'2 (4.32m x 3.12m)
Bathroom	9'0 x 6'8 (2.75m x 2.04m)
Bedroom 1	14'10 x 11'8 (4.54m x 3.58m)
Bedroom 2	10'4 x 11'5 (3.17m x 3.50m)
Bedroom 3	10'7 x 8'11 (3.23m x 2.72m)
Bedroom 4	5'7 x 8'6 (1.72m x 2.60m)

Ground Floor

Step into this delightful home through a charming porch that leads you into a welcoming entrance hall. To your right, discover a spacious lounge with fireplace feature. Continuing along the hall to the right, you'll find the dining room with a door opening into the garden area. At the end of the hall, the kitchen awaits, featuring a large 5-point gas hob and oven, plenty of base and wall units and a breakfast bar area - a great space to inspire your culinary adventures. Through from the kitchen, a convenient utility room offers space for your washing machine and provides direct access to the garden. Completing this floor is a practical shower room, ensuring comfort and convenience for all.

First Floor

Ascend to the expansive landing of the home, where each room unfolds with its own unique appeal. Directly ahead, you'll find Bedroom 3, a comfortable double room. Adjacent to this is the modern-style family bathroom, featuring a

luxurious four-piece suite complete with a shower and corner bath - perfect for unwinding after a long day. Continuing along, Bedroom 2 awaits - another spacious double room with large windows to the rear aspect, allowing natural light to flood the space and highlighting the charming fireplace feature. At the end of the hall, Bedroom 1 stands as the largest of the rooms, boasting a delightful bay window that adds character and invites ample sunlight. Completing this floor is Bedroom 4, a versatile space ideal for a small child or an optional office room, catering to your family's needs.

Exterior

The property features a charming entry gate and brick boundaries for enhanced privacy. The rear garden has opportunity to customise to suit your needs. With paved and laid to lawn areas, there is space for outdoor furniture and for your children/pets to enjoy.

Location

An array of amenities are within close walking distance. A desirable benefit of this home is being across the road from Chalkwell Park, a pleasant area to spend quality time, with playgrounds and grassed areas, it makes a perfect place to spend sunny days. Being a short drive, yet still within walking distance to the sea front, seaside entertainment is at your disposal. For commuters, Chalkwell Train Station is a short drive away. Lastly, supermarkets and restaurants are just around the corner, meaning this location is ticking boxes!

School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools.
Belfairs Academy.

Tenure

Freehold.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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