



**NICKOLDS**  
Property Specialists



## 8 St. James Gardens, Westcliff-On-Sea, SS0 0BU

Guide price £625,000

- 3 bedroom Detached Bungalow, sitting on a larger than average plot, in peaceful, residential setting
- Large spacious Lounge with Dining area
- Large garden not overlooked
- Walking distance to Grammar school and other well regarded schools
- Priced to sell with excellent development potential
- Located in Sought after St. James Gardens
- Close to local amenities including Leigh Broadway and Southend Hospital
- Viewing highly recommended

# 8 St. James Gardens, Westcliff-On-Sea SS0 0BU

Tucked away in the peaceful surroundings of St. James Gardens, this charming detached bungalow offers a wonderful sense of comfort, space and belonging from the moment you step inside. With a little bit of scope and modernising this home could definitely become your forever home!

With two inviting reception rooms perfect for relaxing evenings or gathering with family and friends, the home naturally lends itself to both everyday living and special occasions. Three beautifully proportioned bedrooms provide restful retreats, while two bathrooms ensure ease and practicality for modern life.

Surrounded by the friendly community atmosphere that makes Westcliff-on-Sea so loved, this is a home where memories are waiting to be made – whether enjoying quiet mornings, hosting loved ones, or simply appreciating the calm of this desirable neighbourhood.



Council Tax Band: D



Hall

Lounge

14'9" x 11'8"

Dining Room

11'9" x 11'9"

Kitchen

13'3" x 8'4"

Conservatory

13'9" x 9'5"

Bedroom 2

13'1" x 11'9"

Bedroom 1

13'1" x 11'1"

Office

9'9" x 5'1"

W.C.

Ensuite

9'3" x 5'5"

Ensuite

9'9" x 4'2"

Rear Garden



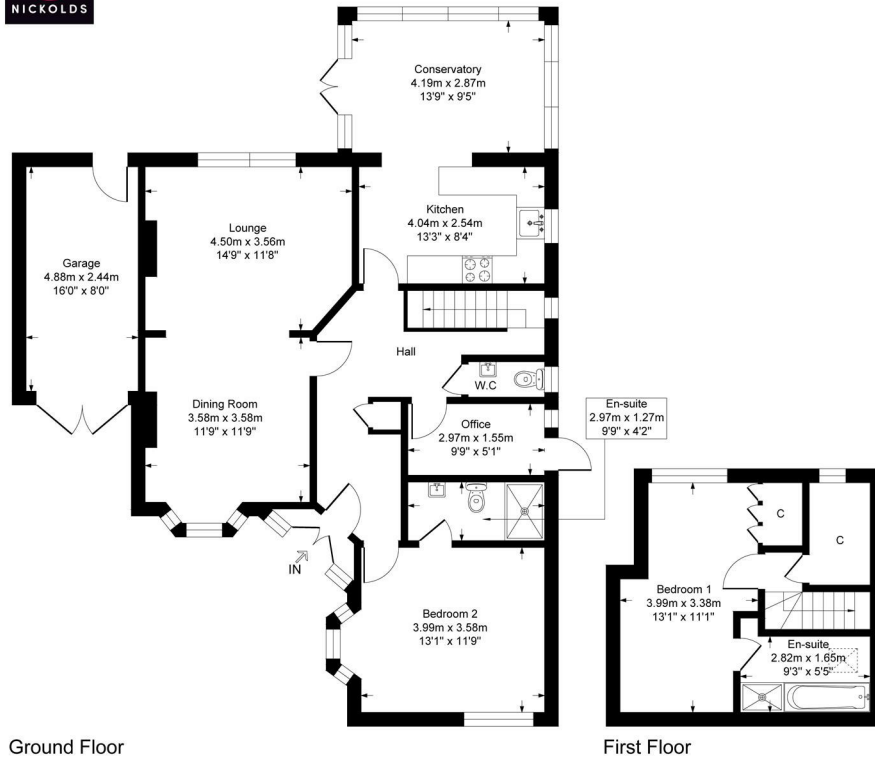






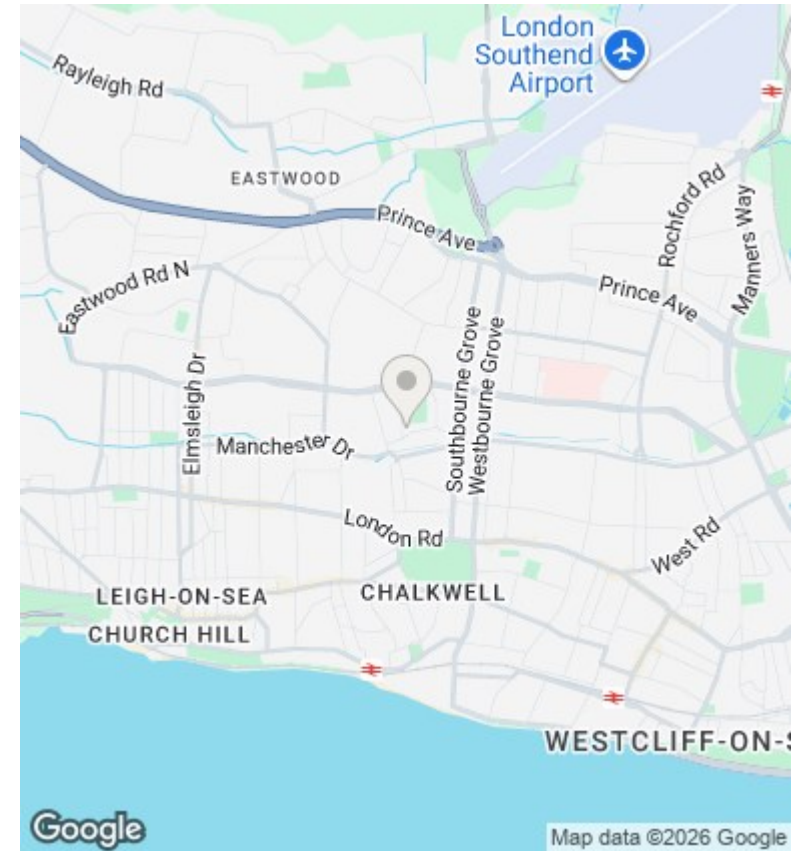
## St James Garden

Approximate Gross Internal Floor Area = 136.4 sq m / 1469 sq ft



Ground Floor

First Floor



## Directions

## Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	