



* £600,000 - £650,000 * CHARACTER SEMI-DETACHED HOME * SOLAR PANELS * LARGE REAR GARDEN * Located on the sought-after Westbourne Grove in Westcliff-on-Sea, this exceptional semi-detached residence seamlessly combines period charm with contemporary family living. Offering an abundance of versatile accommodation throughout, the property is perfectly suited to growing families and those who enjoy entertaining. The home features four spacious reception areas, including a bright and airy conservatory, providing flexible living spaces to suit a variety of lifestyles. At the heart of the property is an impressive extended horseshoe-shaped kitchen/family room, thoughtfully designed to create a sociable and functional space for everyday living and hosting guests. A separate office offers an ideal environment for home working or study. There are three generously proportioned double bedrooms, complemented by a well-presented bathroom and downstairs WC, ensuring comfort and convenience for the whole household. Externally, the property continues to impress with a substantial private driveway providing off-street parking for multiple vehicles. To the rear, a beautifully established garden extending approximately 200ft offers a wonderful outdoor retreat, with ample space for family activities, entertaining, and keen gardeners alike. Ideally located within easy walking distance of the highly regarded Westcliff High School for Boys and Girls, and Southend High School for Boys, this outstanding home is perfectly positioned for families seeking access to some of the area's most respected schools. Combining character, space, and a prime location, this is a rare opportunity to acquire a truly remarkable family home.

- Large character halls adjoining semi-detached house
- 200ft+ established rear garden, office and storage rooms
- Modern four-piece bathroom suite and downstairs WC
- Three double bedrooms, two reception rooms and a conservatory
- Walking distance to the highly regarded Westcliff and Southend Grammar Schools
- Greatly extended to the rear and side creating a
- Horseshoe kitchen family room and a large conservatory
- Own driveway creating parking for at least several vehicles
- Easy access to A13 and A127
- Westcliff and Chalkwell Stations within the area

Westbourne Grove

Westcliff-on-Sea

£600,000

Price Guide



Westbourne Grove



Frontage

Blocked paved driveway for three large vehicles, side access to the rear garden, access to garage, access to:

Front Porch

3'5" x 3'0"

Double glazed leadlight light window to the side, UPVC double glazed leadlight entrance door to the front, inset coconut rug, access to:

'L' Shaped Entrance Hallway

20'9" x 9'5" > 6'7"

Smooth ceiling with a pendant light, carpeted stairs rising to the first floor, leadlight double glazed obscured windows to the front with fitted shutter blinds, solid wood entrance door to the front, double doors to the lounge, radiator, carpet, built in storage cupboard.

Front Lounge

16'11" into the bay x 11'11"

Smooth coved ceiling with a ceiling rose and a pendant light, obscured leadlight double glazed window to the side, leadlight double glazed bay windows to the front with fitted shutter blinds, double curved radiator, double glazed leadlight stained glass feature windows to the sides, feature fireplace with a stone surround, carpet.

Downstairs WC

4'0" x 2'5"

Smooth ceiling with a pendant light and an extractor fan, obscured double glazed window to the side, vanity unit wash basin, low-level WC, fully tiled walls, tiled flooring.

Rear Sitting Room

12'11" x 12'4"

Smooth coved ceiling, feature fireplace with a stone surround and a multi fuel log burner, radiator, lino flooring, open plan to:

'L' Shaped Kitchen Diner

22'10" > 9'1" x 19'10" > 7'5"

Smooth coved ceiling with inset spotlights, obscured double glazed window to the side, double glazed windows to the rear. Modern handleless cream kitchen comprising of: wall and base level units with a roll edge laminate worktop, stainless steel inset sink with a chrome flexi tap, integrated oven and grill, pan drawers, integrated four ring gas hob with an extractor fan above, undercounter lighting, additional 1.5 stainless steel sink and drainer with a chrome mixer tap, integrated fridge and freezer, tiled splashbacks, breakfast bar area, Karndean flooring, opening to:

Dining Area:

Pendant light, double glazed floor to ceiling windows and French doors leading to the conservatory, radiator, lino flooring.

Conservatory

19'3" x 7'9"

Double glazed windows and French doors to the rear leading out to the garden, access to the garage.

Workshop

11'3" x 5'11"

Smooth ceiling, built in shelves, lino flooring, power, light, door to:

Office

14'8" x 7'8"

Smooth ceiling, double glazed window to the side, work bench, carpet. PLEASE NOTE: This room does require finishing.

Storage Area

13'6" x 6'11"

Plastic roof, power, light, carpet, double doors to the side giving tight side access back to the front driveway, UPVC double glazed doors to:

Additional Storage Area

13'6" x 7'4"

Access to the front driveway, concrete flooring.

First Floor Landing

Smooth ceiling, loft hatch, obscured double glazed leadlight windows to the side, airing cupboard housing a wall mounted Vaillant boiler, radiator, carpet.

Bedroom One

17'2" x 11'1"

Smooth ceiling with a pendant light, double glazed leadlight bay windows to the front with fitted shutter blinds, obscured leadlight double glazed feature to the side, floor to ceiling fitted wardrobes, radiator, carpet.

Bedroom Two

13'0" x 12'3"

Smooth coved ceiling with a pendant light, double glazed window to the rear overlooking the garden, picture rails, radiator, carpet.

Bedroom Three

9'4" x 9'4"

Smooth coved ceiling with a pendant light, leadlight double glazed window to the front, radiator, carpet.

Family Bathroom

9'0" x 8'0" > 4'7"

Smooth ceiling with an extractor fan and a pendant light, obscured double glazed window to the side and rear, double walk-in shower enclosure, vanity unit wash basin, low-level WC, panelled bath with a shower hose attachment, fully tiled walls, tiled flooring, radiator.

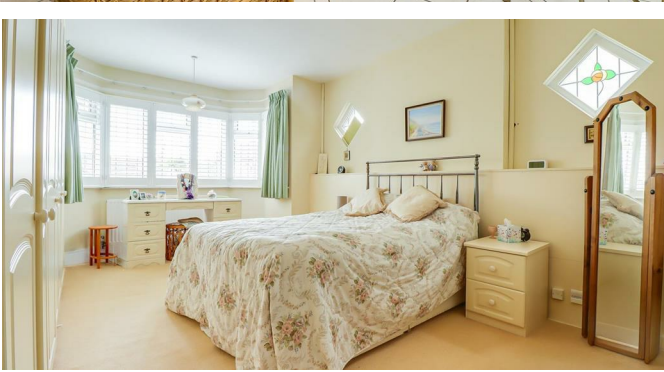
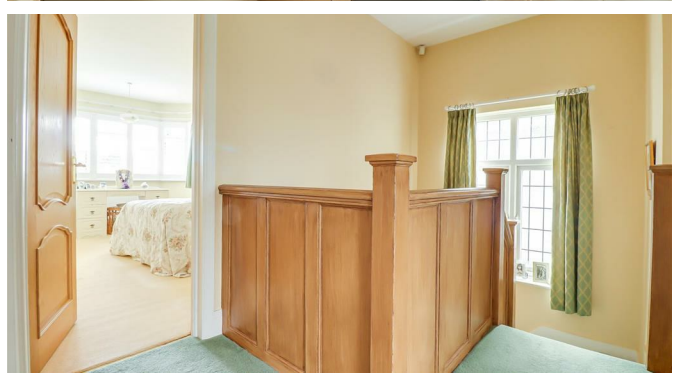
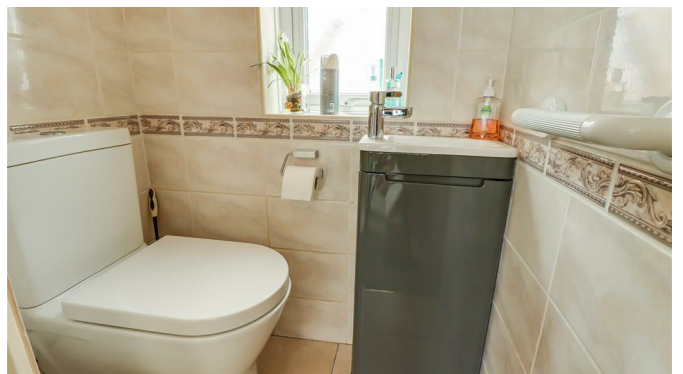
Rear Garden

200' approx

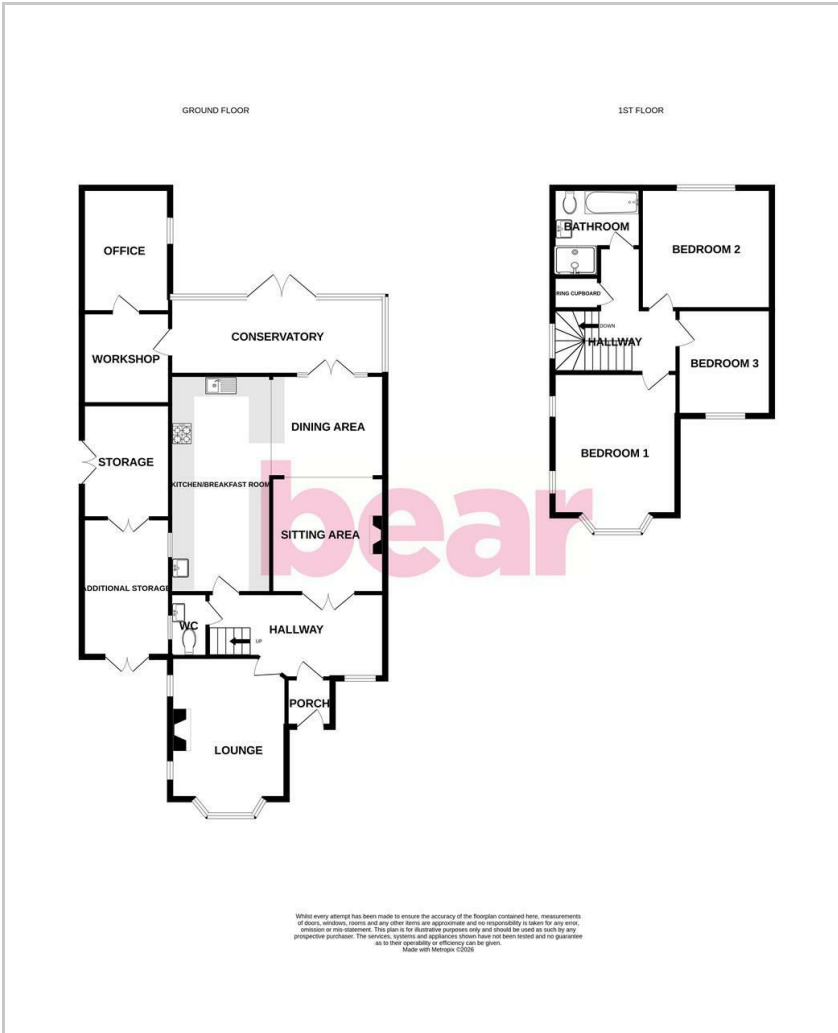
Commences with a patio area with the remainder laid to lawn with established flower, tree and shrub borders, summerhouse, large outside storage unit, outside lighting, outside tap,

Agents Notes:

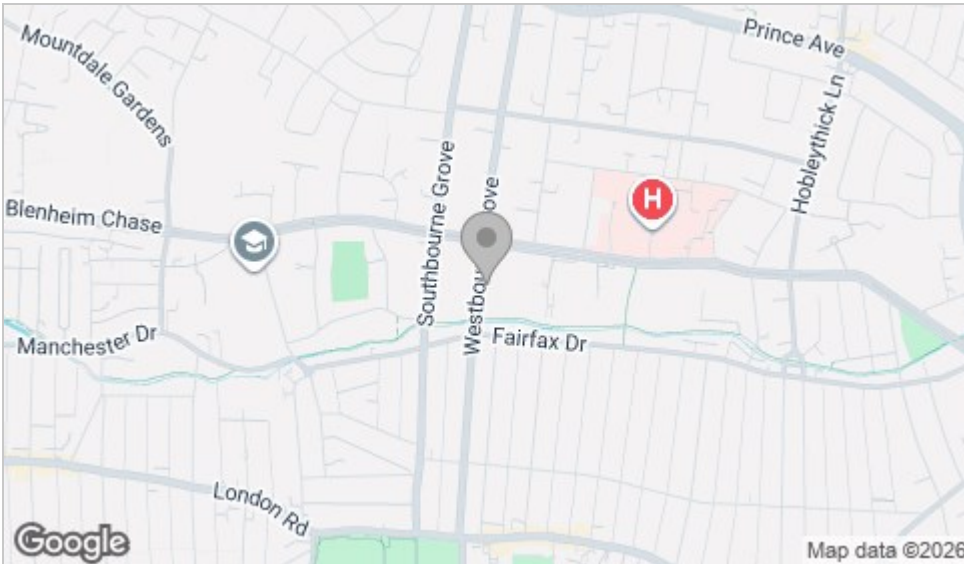
Council tax band: D
Solar panels



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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		
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