



# FOR SALE

**St. Helens Road,  
Westcliff-On-Sea SS0 7LB**

Guide Price £475,000 Freehold Council Tax Band - C

5  2  2  1636.13 sq ft

- Spacious Family Home Spanning Over 1,600 sqft
- Five Bedrooms Situated Over Three Floors
- Large Kitchen/Breakfast Room
- Two Reception Rooms Offering Separate Lounge And Dining Room
- Shower Room To Ground Floor And Bathroom To First Floor
- South Backing Rear Garden
- Being Offered With No Onward Chain
- Located In Just Of Hamlet Court Road With Plenty Of Shops And Restaurants
- Walking Distance To Mainline Station And Bus Routes
- School Catchment For Barons Court Primary School/Milton Hall Primary School and Nursery And Belfairs Academy

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

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## Description

This charming family home on St. Helens Road presents an exceptional opportunity for families seeking spacious and comfortable living. Built in 1920, this property boasts a generous 1,636 square feet of living space, thoughtfully arranged over three floors to accommodate modern family life.

**\*\*GUIDE PRICE £475,000 - £500,000\*\***

The house features five well-proportioned bedrooms, providing ample space for family members or guests. The two inviting reception rooms offer versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. At the rear, the large kitchen/breakfast room is perfect for family meals and socialising, with direct access to a south-facing rear garden, which invites an abundance of natural light and provides a lovely outdoor space for children to play or for adults to unwind.

Conveniently located in central Westcliff-On-Sea, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful family home that combines space, comfort, and a prime location.

## Measurements

Lounge - 14'10 x 12'4 (4.51m x 3.75m)

Dining Room - 16'8 x 11'3 (5.09m x 3.43m)

Kitchen - 24'5 x 10'3 (7.43m x 3.13m)

Bathroom - 8'4 x 6'2 (2.53m x 1.88m)

Bedroom 1 - 16'10 x 14'7 (5.14m x 4.44m)

Bedroom 2 - 13'9 x 11'3 (4.19m x 3.43m)

Bedroom 3 - 10'2 x 9'9 (3.11m x 2.96m)

Bedroom 4 - 16'9 x 11'5 (5.11m x 3.48m)

Bedroom 5 - 10'4 x 9'8 (3.14m x 2.95m)

## Internal

Upon entering the property, you will straight away notice the spacious hallway with wooden stairs leading to the first floor, plenty of storage cupboards and doors to the ground floor accommodation which includes a lounge situated at the front of the property, separate dining room with door leading to the rear garden, three piece ground floor shower room and large kitchen/breakfast room to the rear with French doors to the rear garden. The first floor provides three bedrooms with the main bedroom spanning the length of the property, and three piece bathroom suite. There is a further floor offering two good sized bedrooms. The property offers gas central heating and double glazing throughout.

## External

The property boasts a good sized rear garden which is south facing providing plenty of sunlight throughout the day. Commencing with a patio area with remainder laid to lawn with shrubbery and fence to all boundaries.

## School Catchment

School Catchment For Barons Court Primary School/Milton Hall Primary School and Nursery And Belfairs Academy

## Tenure

Freehold





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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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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