



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 a Peaceful, Residential Setting
- A Stones Throw From Westcliff High Grammar Schools and St. Thomas Moore
- Close to Local Amenities Including Leigh Broadway
- Large Spacious Lounge with Dining Area
- Priced to Sell With Excellent Development Potential
- Viewing Highly Recommended
- Expansive Garden Not Over Looked
- Located in Sought After St. James Gardens

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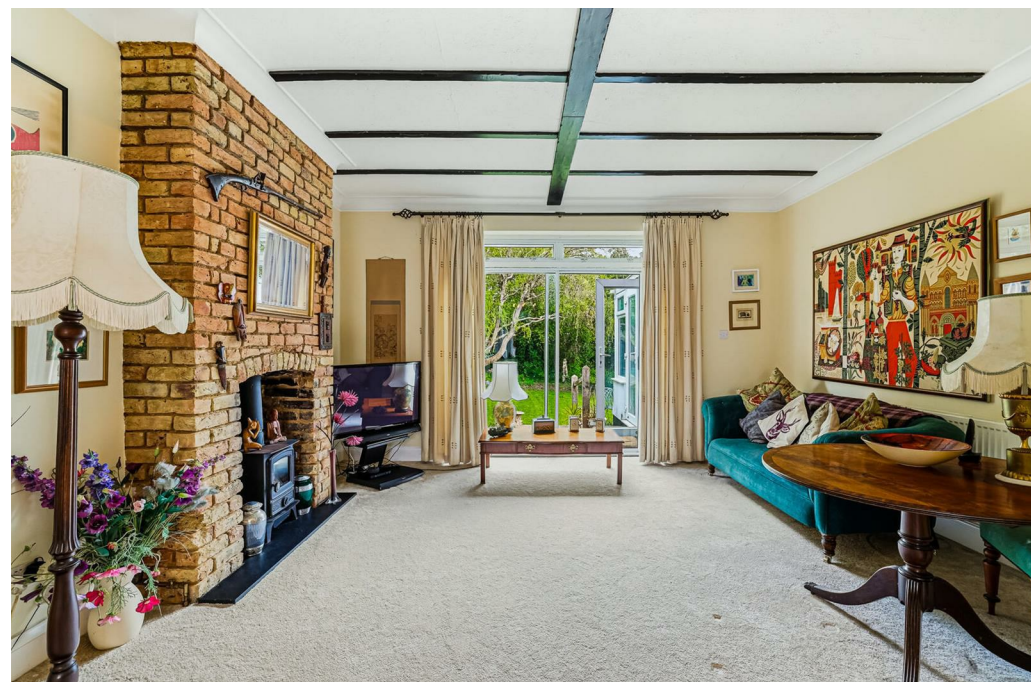
Tucked away in the peaceful surroundings of St. James Gardens, this charming detached bungalow offers a wonderful sense of comfort, space and belonging from the moment you step inside. With a little bit of scope and modernising this home could definitely become your forever home!

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

Rear Garden

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"

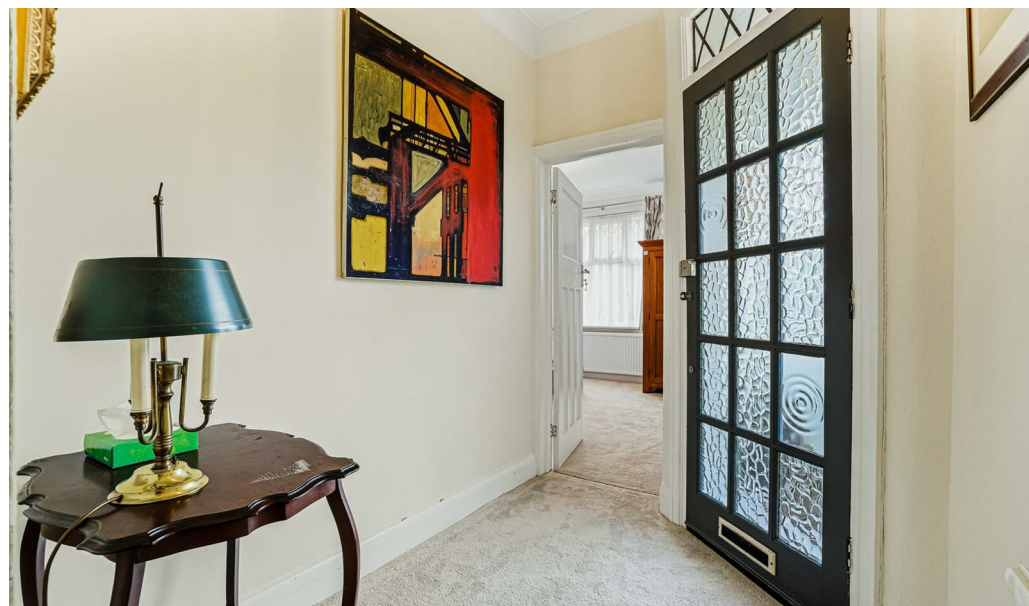
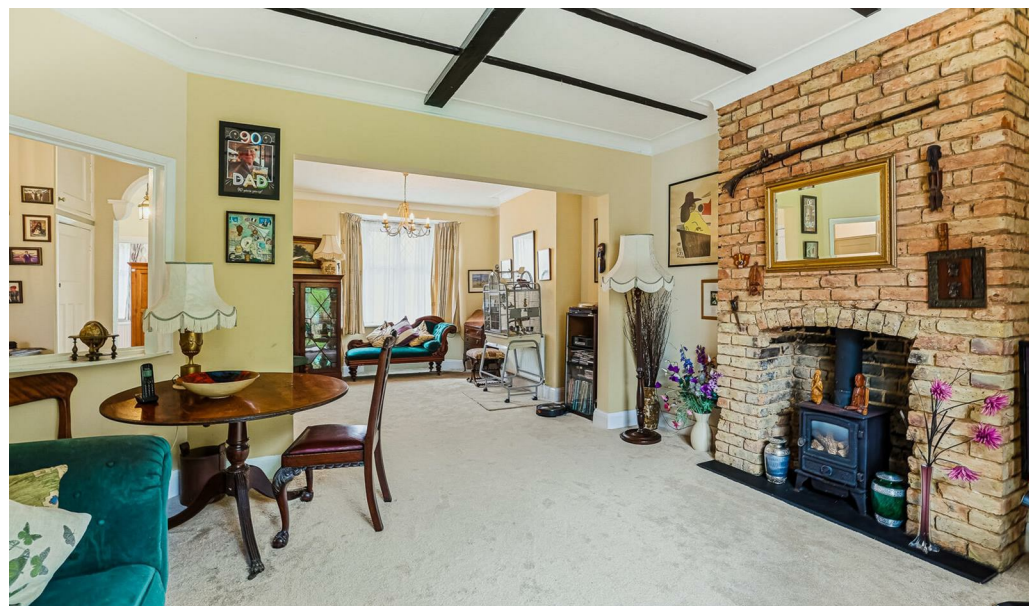
W.C.

Ensuite

9'3" x 5'5"

Ensuite

9'9" x 4'2"



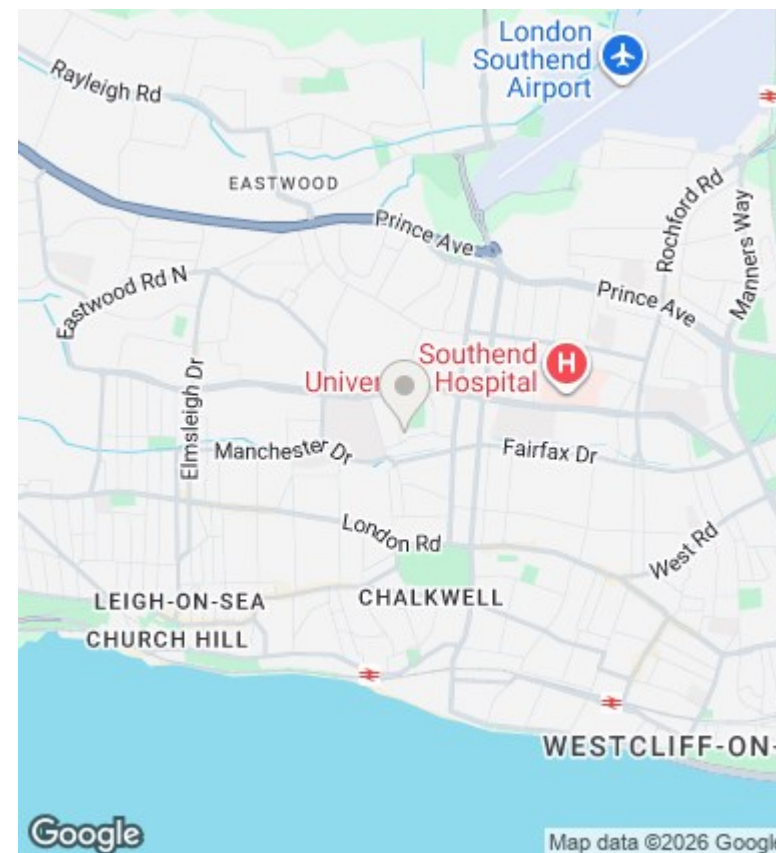
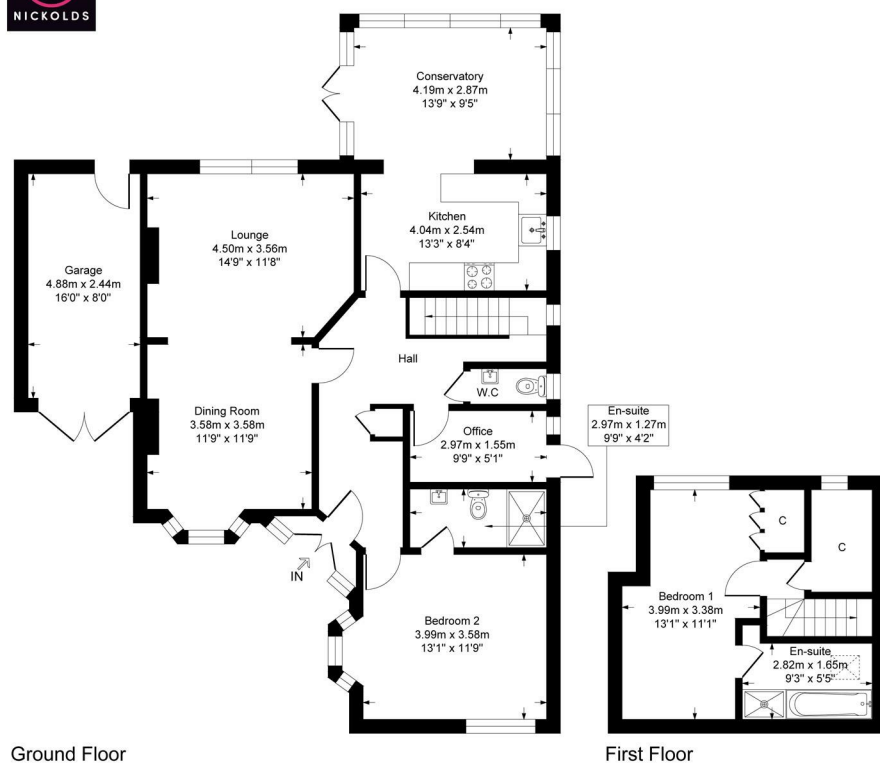






St James Garden

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



Directions

Viewings

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

Council Tax Band

D

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