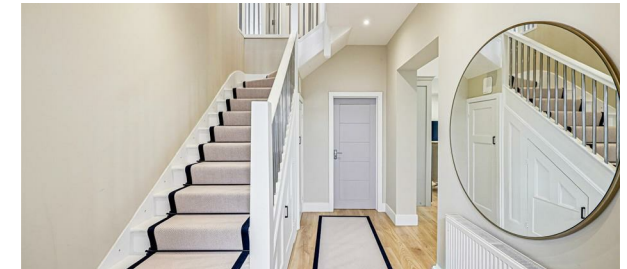




NICKOLDS
Property Specialists



100 Kenilworth Gardens, Westcliff-On-Sea, SS0 0BB

Guide price £800,000

- Stunning five bedroom executive, detached, luxury, home, arranged over three floors
- Excellent local amenities on the borders of Leigh
- Beautiful, luxury kitchen/family room, with solid marble island, ideal space for entertaining
- Well regarded Schools including Westcliff High school, Thomas More and the Lancaster School
- Refurbished to a high standard with luxury fixtures and fittings throughout
- Over 1,850 square ft of luxury living offering generous, sized rooms throughout
- Walking distance to amenities and Leigh on sea and easy access to the A127
- Self contained ground floor annexe for independent living
- South-facing garden, sitting on a corner plot
- Family bathroom with en-suite to the master bedroom

100 Kenilworth Gardens, Westcliff-On-Sea SS0 0BB

****Guide price of £800,000 - £850,000****

Nestled within the sought-after area of Kenilworth Gardens, Westcliff-on-Sea, this impressive detached family home offers an exceptional blend of space, comfort, and convenience. Spanning approximately over 1,850 sq ft and arranged over three floors. The property features two well-proportioned reception rooms, ideal for both entertaining and everyday family living.

Boasting four generously sized bedrooms, this home provides ample accommodation for growing families or those seeking additional space. A standout feature is the self-contained annex, ideal for multi-generational families, a guest suite or simply a retreat or games room for teenagers looking for their own independence within the family setting.

The property further benefits from a beautiful south-facing garden, perfect for enjoying sunny days and outdoor entertaining.



Council Tax Band: F



Entrance Hall

14'0" x 8'11"

Lounge

16'5" x 14'3"

Kitchen

21'4" x 16'7"

Lounge 2

11'5" x 10'3"

Shower Room

12'0" x 6'1"

Bedroom 1

15'4" x 14'1"

Bedroom 2

16'4" x 14'3"

Bedroom 3

12'0" x 10'9"

Bedroom 4

11'5" x 9'6"

Landing/Office

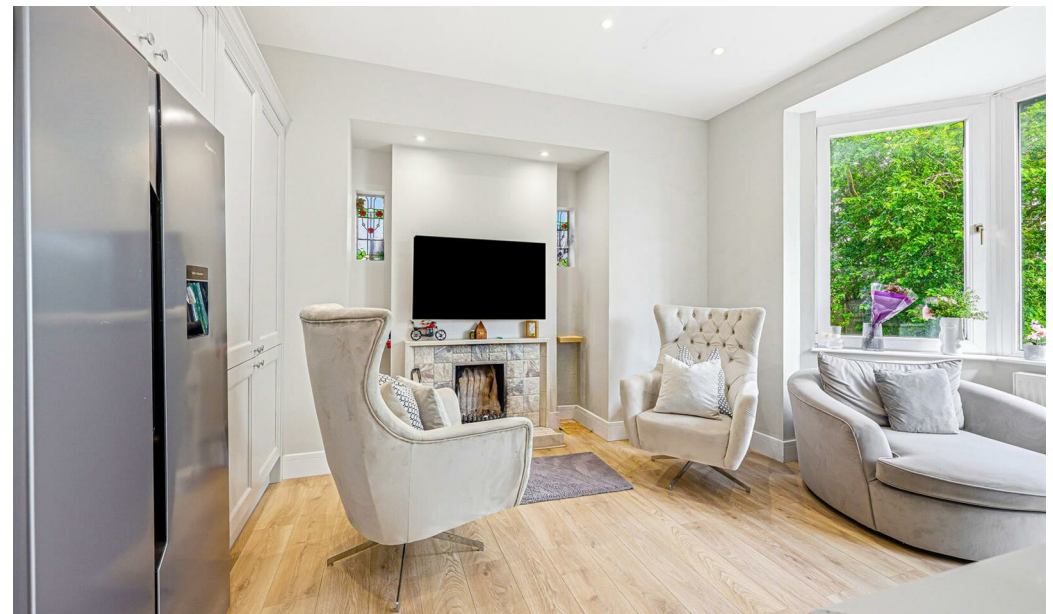
20'6" x 8'0"

Bathroom

7'8" x 4'0"

Rear Garden

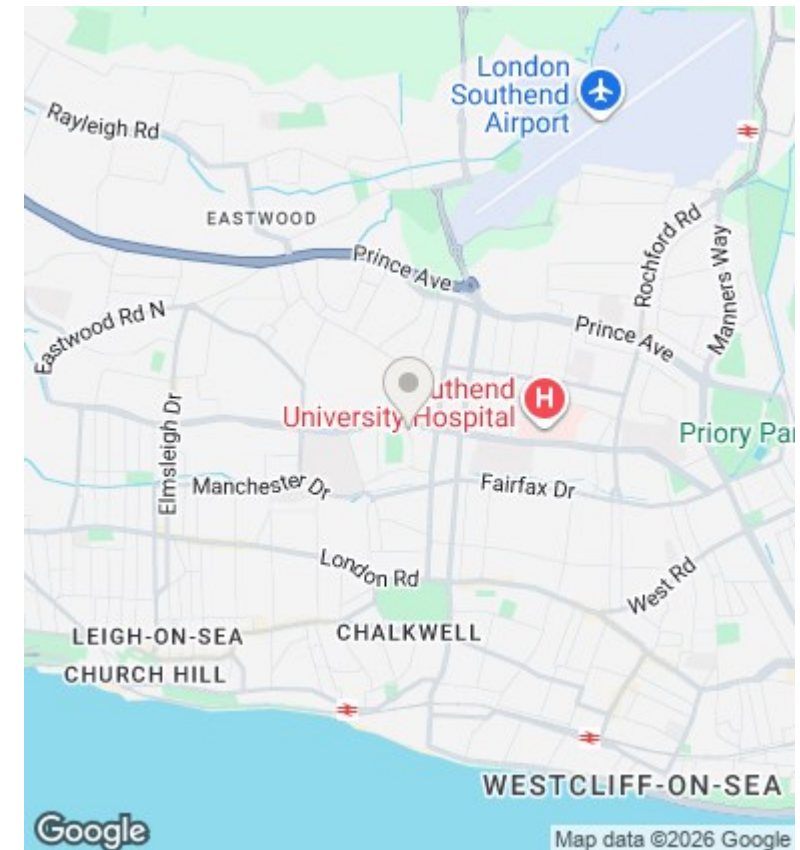
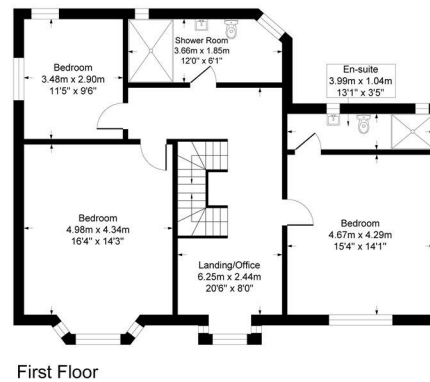
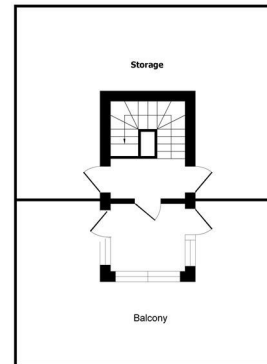
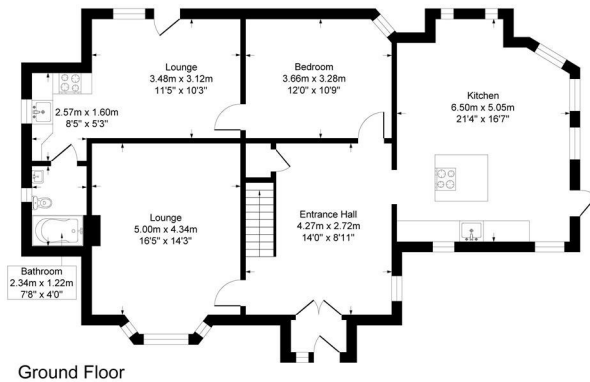
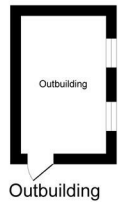
Balcony





Kenilworth Gardens

Approximate Gross Internal Floor Area = 210.8 sq m / 2270 sq ft



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC