



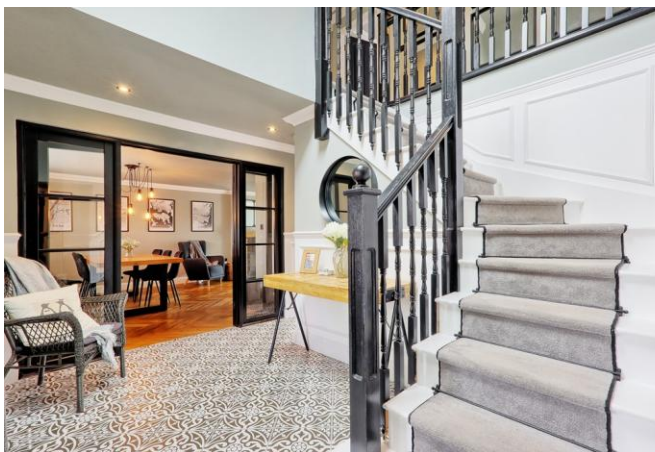
Brown & Brand



Merilies Gardens
Westcliff-on-Sea, SS0 0AB

- Beautifully redesigned and upgraded 4 bed detached family home
- Sought after location, near grammar schools and the hospital, within Eastwood academy catchment **£850,000**
- Stunning 37ft open plan Lounge/diner/kitchen
- two further receptions and study





Situated in this sought-after tree-lined turning, conveniently located within the Eastwood academy catchment and Southend Hospital, is this beautifully appointed and substantially improved four-bedroom detached house. Thoughtfully redesigned and upgraded to an exceptional standard, the property successfully combines its original character with stylish modern living. The impressive entrance hall with useful storage leads to a study, snug/playroom, sitting room with feature log burner, ground floor cloakroom and separate utility room. The principal feature of the ground floor is the stunning 37ft open-plan lounge, dining and kitchen area, creating an exceptional space for both everyday family life and entertaining with log burner. The kitchen is extensively fitted with a range of integrated appliances and features a substantial central island, all complemented by luxurious granite worktops. To the first floor are four well-proportioned bedrooms, the impressive master suite is a particular highlight, incorporating a separate dressing room, luxurious five-piece en-suite bathroom, distinct sleeping area and private balcony. Three further bedrooms are offered, two benefit from a Jack and Jill en-suite, while additional washing facilities are provided by a separate family bathroom. Outside, the attractive rear garden has been landscaped with a stylish, low-maintenance design and incorporates a dedicated garden room, pergola and covered area providing an ideal setting for a hot tub. Further benefits include off-street parking to the front, excellent presentation throughout and a wealth of thoughtful improvements. A truly impressive family home which we strongly recommend viewing at the earliest opportunity.



ACCOMMODATION

accommodation approached via open canopy entrance with double glazed panel entrance door with matching side panels giving access through to

SPACIOUS ENTRANCE HALL

Tiled floor with underfloor heating. Antique style radiator. Panelling to Dado rail height. Flat plastered ceiling with coving. Panelled doors giving access to all rooms. Glazed double doors with side panels giving access to dining room. Built in cupboard housing alarm and meters. Second storage cupboard, for coats, shoes, etc. Spotlight. access to Stairs to 1st floor landing with spindle handrail, wood panelling and central carpet runner.

CLOAKROOM

Fitted in a white two-piece suite comprising close couple WC and wall mounted wash hand basin with vanity unit under. Tiled floor. Tiled splashback to waist height. Flat Plastered ceiling. Spotlight. extractor fan.



UTILITY ROOM

6' 6" x 4' 9" (1.98m x 1.45m) Fitted in a range of kitchen cupboard, two grand and eyelevel with granite worktop over with inset sink with mixer taps. Space and plumbing for washing machine and tumble dryer. Wood strip flooring. Antique style radiator. Tiled splashback. Flat plaster ceiling with coving. Spotlights and extractor fan. Double glazed door to rear.

STUDY

6' 5" x 5' 5" (1.96m x 1.65m) Wood strip flooring. Antique style radiator. Flat plastered ceiling with coving. Double glazed window to front with shutters.



SITTING ROOM

15' 2" x 10' 1" (4.62m x 3.07m) Wood strip flooring. Antique style radiator. Flat plastered ceiling with coving. Double glazed bifold doors to rear. Room features central chimney breast with surround and inset log burner with display alcoves, shelving and cupboards to either side

SNUG/PLAYROOM

10' 4" x 8' 9" (3.15m x 2.67m) Wood strip flooring. Double glazed French doors to rear. Antique style radiator. Flat plastered ceiling with coving. Access to Stairs storage.

OPEN PLAN LOUNGE/DINING/KITCHEN

37' 3" x 15' 6" (11.35m x 4.72m) (narrowing to 13' 5")

DINING AREA

Wood strip floor. Antique style radiator. Double glazed window to front with shutters. Flat plastered ceiling with coving.





LOUNGE AREA

Wood strip flooring. Flat plastered ceiling with coving. Central chimney breast with inset log burner.

KITCHEN AREA

Extensively fitted in modern units to ground and eye level with granite worktops over. Substantial central island with matching cupboards and seating for four people. Space for freestanding arga style cooker with extractor over. inset full sized fridge and separate freezer. Integrated dishwasher. Inset wine cooler. Hot water tap. Wood strip flooring. Double glazed bifold windows to rear. Bifold doors to side. Antique style radiator. Flat plastered ceiling with coving and spotlights. Glass atrium roof with remote controlled blind/screen.



FIRST FLOOR LANDING

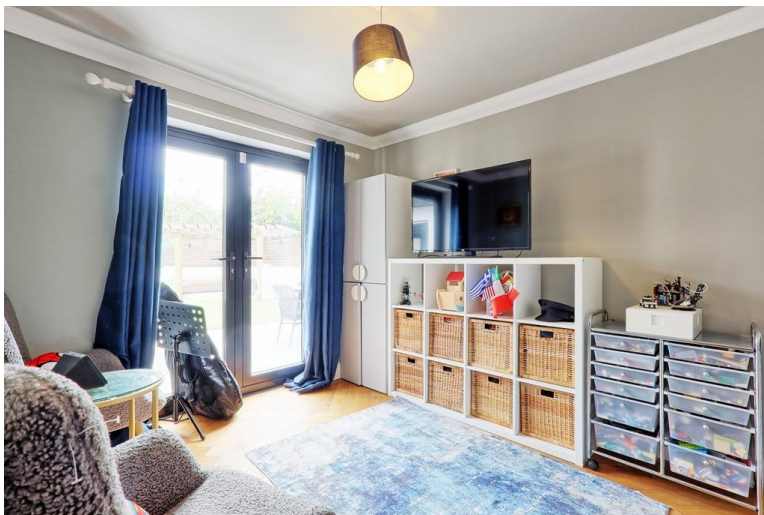
Carpet. Spindle by the straight. Velux window and stairwell to front. Flat plastered ceiling with coving and spotlights. Access to loft with pull down loft ladder. Antique style radiator. Panel doors giving access to all rooms.

MASTER BEDROOM SUITE

18' 7" x 9' 9" (5.66m x 2.97m)

DRESSING AREA

Range of built-in bedroom furniture. Flat plastered ceiling. Double glazed velux window with remote controlled blind. Archway with sliding dividing doors to bedroom area and ensuite



BEDROOM AREA

Carpet. Antique style radiator. Flat plastered ceiling. Wood panelling to one wall. Double glazed window to front with shutters. Double glazed door onto balcony.

BALCONY

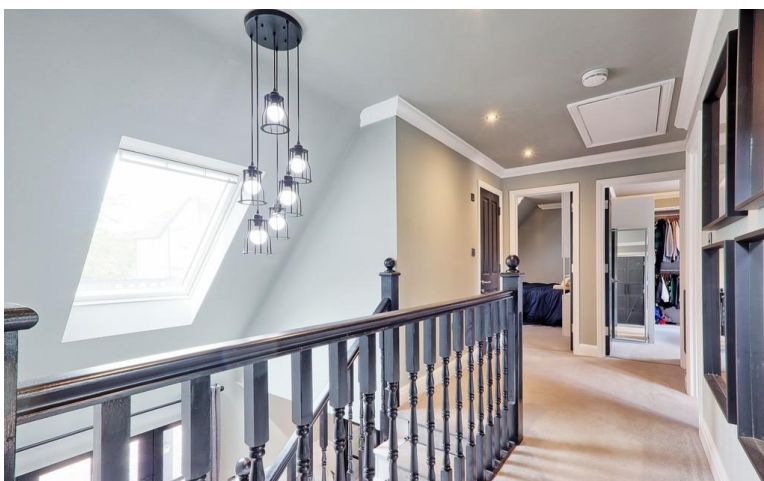
Offering seating for two people with wooden Handrail

ENSUITE BATHROOM

Fitted in a five piece suite comprising freestanding egg shaped bath, twin wash hand basins on freestanding units, walk-in shower cubicle with glass screen and twin shower, and close coupled WC. Tiling to floor and most walls with one feature brick wall. Double glazed window to rear with shutters. Flat plastered ceiling with extractor.

BEDROOM 2

9' 9" x 9' 5" (2.97m x 2.87m) Carpet. Antique style radiator. Double glazed window to front with shutters. Flat plastered ceiling with coving. Space for double bed with cupboards over and to one side.





BEDROOM 3

12' 7" x 6' 8" (3.84m x 2.03m) Carpet. Antique style radiator. Double glazed window to rear. Flat plastered ceiling with coving. Space for double bed with cupboards over and to side. Door to Jack and Jill ensuite

BEDROOM 4

9' 8" x 8' 7" (2.95m x 2.62m) Fitted out as a dressing room with an extensive range of hanging space and drawer packs and shelving. Carpet. Antique style radiator. Double glazed window to rear. Flat plastered ceiling with coving. Door to jack and Jill ensuite.



JACK & JILL ENSUITE

Fitted in a three piece suite comprising walk in shower cubicle with glass screen and plumbed in shower, wash and basin inset to vanity unit and close coupled WC. Tiled floor. Tiling to shower and sink area. Double glazed window to rear. Flat plastered ceiling with spotlights and extractor fan.

FAMILY BATHROOM

Fitted in a white three piece suite comprising freestanding clawfoot bath with plumbed in twin head shower with glass screen, wash hand basin on freestanding unit and WC with concealed cistern. Tiled floor. Tiling to Most walls. Stainless steel towel/radiator. Double glazed window to front with shutters. Flat Plastered ceiling with spotlights and extractor.



EXTERNALLY

REAR GARDEN

Property enjoys a secluded rear garden which is attractively landscape in a low maintenance design. Featuring porcelain tiling with inset LED lighting with central Astroturf area. Wood strip panelling/boundary fences. Canopy & Base for hot tub. Wooden Pergola with porcelain tile flooring and seating area. External lighting and raised flowerbeds with ornamental water fountain. Gated side access.

GARDEN ROOM

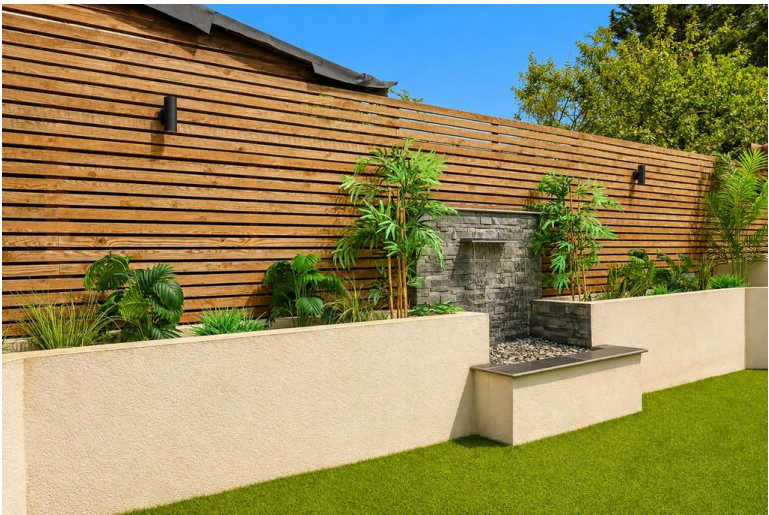
9' 8" x 8' 7" (2.95m x 2.62m) Features double glazed French doors with matching side panels overlooking the garden. Wood strip flooring. Electric heater. Power and light supplied. Flat plastered ceiling with spotlights. Door to built-in storage.

PARKING

Via an attractively laid frontage with herringbone paved central pathway. Two drop curbs leading to aggregate laid parking areas for 2 to 3 vehicles. external lighting



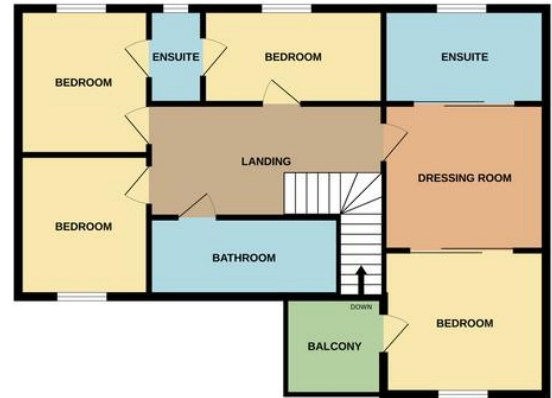




GROUND FLOOR



1ST FLOOR



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 performance certificate (EPC)

Linmar Montes Gardens 183 STOLPF - On SEA SS0 0AB	Energy rating C	Valid until: 4 June 2033 Certificate number: 2806-2129-0222-2085-1873
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Property type: Detached house
Total floor area: 167 square metres

Rules on letting this property

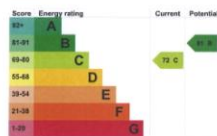
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60