

## GAINSBOROUGH DRIVE

WESTCLIFF-ON-SEA, SS0 9AL

**GUIDE PRICE £365,000**  
FREEHOLD

\* £365,000 - £390,000 \* - BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME BOASTING A GENEROUS REAR GARDEN, AMPLE LIVING SPACE AND AN ULTRA CONVENIENT LOCATION CLOSE TO TRAVEL LINKS, GRAMMAR SCHOOLS AND SOUTHEND HOSPITAL.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Sizeable and characterful three bedroom family home
- Fantastic location close to a wealth of amenities
- Beautifully presented interiors throughout
- Two generous reception rooms
- Convenient ground-floor WC
- Three well proportioned bedrooms
- Stylish family bathroom
- West facing rear garden with new fencing and side access
- Within easy reach of high performance grammar schools
- Close proximity of Southend Hospital



Perfectly positioned in a highly sought-after part of Westcliff-on-Sea, this characterful three-bedroom semi-detached house offers the ideal blend of space, style, and convenience. Families will love the ultra-accessible location, with outstanding grammar schools, Southend Hospital, Priory Park, travel links into London, bus connections, shops, and restaurants all close by.

The interior is beautifully presented throughout. A charming bay-fronted lounge sits at the front of the home, while a generous 16ft dining room flows seamlessly into a stunning 26ft kitchen, fitted with a range of integrated appliances—perfect for entertaining and family living. A handy ground-floor WC completes the practical layout.

Upstairs, three well-proportioned bedrooms are served by a stylish three-piece family bathroom.

Externally, the property continues to impress with a superb 85ft west-facing rear garden, recently enhanced with new fencing and side access—an ideal outdoor retreat for families.

This is a wonderful opportunity to secure a sizeable, well-presented home in one of Westcliff-on-Sea's most convenient locations. Early viewing is strongly advised.

**Three bedroom semi-detached house**

**Entrance hallway**

**Lounge**

**Dining room**

**Kitchen**

**Ground-floor WC**

**Stairs to first floor**

**Bedroom one**

**Bedroom two**

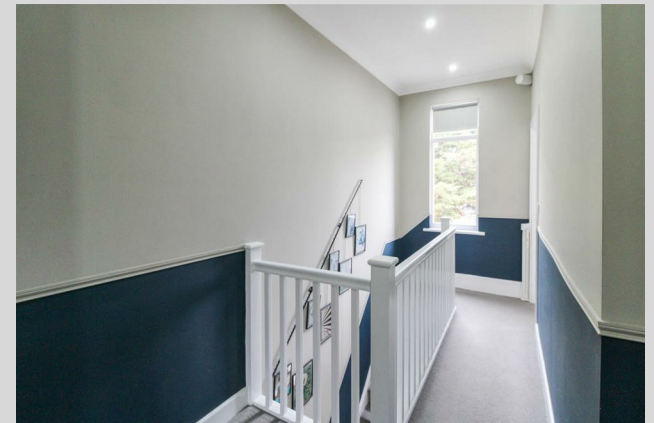
**Bedroom three**

**Family bathroom**

**85' west facing rear garden with new fencing**



## GAINSBOROUGH DRIVE





To go to sleep  
I count  
**Dinosaurs**  
not sheep



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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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