



Westbourne Grove, Westcliff-on-Sea

Offers Over £400,000 Freehold

- TWO/THREE BEDROOMS
- POTENTIAL TO EXTEND INTO LOFT SPACE
SUBJECT TO NECESSARY CONSENTS
- WELL SIZED ROOMS
- CONSERVATORY/UTILITY
- ONE/TWO RECEPTION ROOMS
- LOVELY REAR GARDEN
- POPULAR LOCATION CLOSE TO AMENITIES
- POTENTIAL FOR OFF ROAD PARKING





****£400,000 - £425,000****

Located in a desirable part of Westcliff, in the popular road of Westbourne Grove is this two/three bedroom versatile detached bungalow with an abundance of potential throughout.

The property allows flexibility with a configuration that can be completely versatile. You can either use the accommodation three bedroom property with a reception room in the heart of the home off of the kitchen which can be used as the lounge/dining. Additionally the bungalow can be utilised as two bedrooms and two reception rooms with a bay fronted living room.

The property also features a bathroom, kitchen and conservatory which is currently used as a utility area.

The property does require modernisation throughout but offers ample scope for a future buyer.

HALL

BEDROOM ONE

14'4" x 12'7"

BEDROOM TWO

13'3" x 10'1"

LOUNGE/BEDROOM

14'1" x 12'8"

BATHROOM

DINING ROOM

11'6" x 10'7"

KITCHEN

14'5" x 8'9"

CONSERVATORY

GARDEN

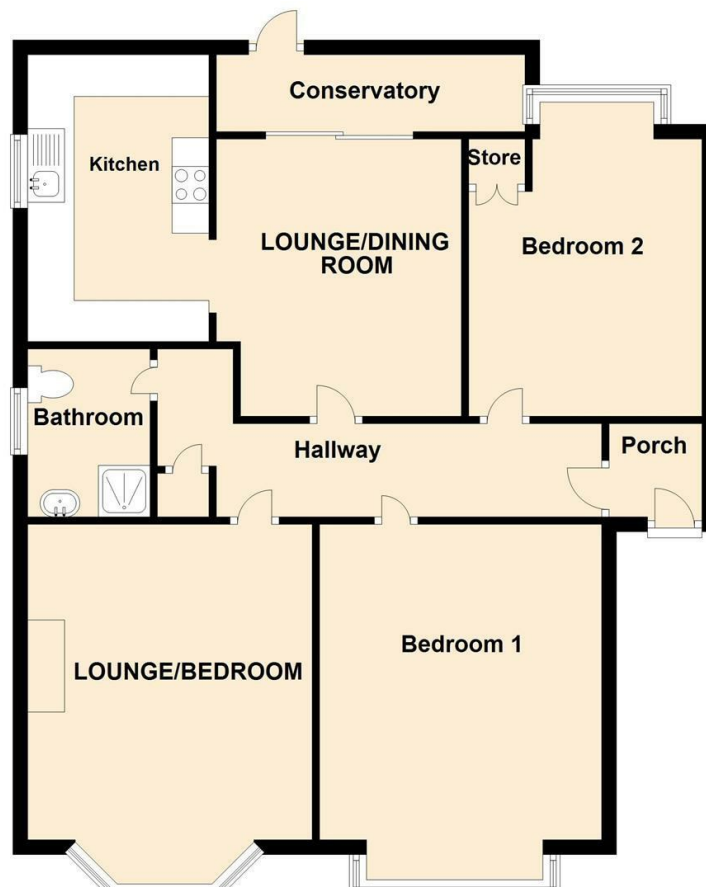
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Local Authority Southend on Sea Borough
Council
Council Tax Band C
EPC Rating D



Sales Office

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<https://hairandson.co.uk/>

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