



FOR SALE

**Preston Road,
Westcliff-On-Sea SS0 7ND**

Guide Price £800,000 Freehold Council Tax Band - D

5  3  3  2572.58 sq ft

- Five Bedroom Semi-Detached Family House
- Contemporary Kitchen With Integrated Appliances
- Grand Living Room With Arched Wall Décor And Ceiling Roses
- Bright Sun Room With Skylight And Sliding Doors To Garden
- Versatile Second Reception Ideal For Dining Or Snug
- Top-Floor Double Bedroom With Private Balcony (Sea Views)
- Two Bedrooms with En-suites
- Impressive Entrance Hall With Elegant Staircase
- Attractive Period Façade With Parking For Two Vehicles
- Prime Location Near Hamlet Court Road, Station, And Seafont

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

****GUIDE PRICE £800,000 - £850,000****

This beautiful period home combines contemporary refinement with timeless character, offering flowing ground-floor living with a modern kitchen, bright sun room and elegant reception spaces. Five bedrooms are spread across three floors, including two en-suites and a luxurious top-floor suite with private balcony, delivering comfort, versatility, and understated sophistication throughout.

With its charming façade and paved driveway, the property makes a striking first impression. The rear garden offers a peaceful space for family enjoyment, featuring a lawn, paved seating area, and brick-built storage space. An ideal setting for both relaxation and entertaining.

Perfectly placed near Westcliff's thriving amenities, the property sits moments from Hamlet Court Road, Westcliff station, the seafront, and renowned leisure venues. With easy access to shops, cafés, coastal walks, and transport links, this sought-after setting offers a lifestyle enriched by convenience, community, and coastal charm.





Measurements

Lounge
4.88m x 3.28m x 3.66m into recess (16'0" x 10'9" x 12'0" into recess)
Hallway
4.16m x 3.46m max (13'7" x 11'4" max)
Kitchen
4.51m x 3.43m (14'9" x 11'3")
Sun room
6.20m x 3.93m (20'4" x 12'10")
Living room
8.51m x 3.60m (27'11" x 11'9")
W/C
1.38m x 0.77m (4'6" x 2'6")
Landing
6.51m x 0.98m (21'4" x 3'2")
Bedroom 1
5.79m x 7.40m x 3.09m x 1.21m (18'11" x 24'3" x 10'1" x 3'11")
En-suite
1.01m x 2.52m (3'3" x 8'3")
Bedroom 2
4.87m x 3.68m (15'11" x 12'0")
Bedroom 3
3.51m x 3.22m (11'6" x 10'6")
Bedroom 4
2.38m x 2.24m (7'9" x 7'4")
Bedroom 5
3.56m x 4.60m (11'8" x 15'1")
En-suite
3.62m x 2.16m (11'10" x 7'1")
Utility Room
2.02m x 1.46m (6'7" x 4'9")
Bathroom
2.43m x 2.53m (7'11" x 8'3")

Ground Floor

Stepping through the front door, you are greeted by an impressive entrance hall, where a striking staircase and open space introduce the refined design found throughout the home. The hallway flows effortlessly into the contemporary kitchen, a beautifully finished space with sleek white cabinetry, integrated appliances, undermounted sinks, and large grey marbled gloss tiles that exude modern luxury. Open-plan living continues into the sun room, a bright and uplifting environment illuminated by a vast skylight, enhanced with additional storage and sliding doors opening onto the rear garden. Through double doors lies the living room, a grand reception featuring arched wall décor coving and ornate ceiling roses, creating a space rich with character. Completing the floor is an additional versatile reception room, ideal as a formal dining area, snug, or even a play room, depending on one's needs.

First Floor

The first floor hosts four of the home's five bedrooms, each offering its own distinctive charm. Bedroom one presents a generous double

with tranquil rear aspects and an en-suite shower room. Bedroom two is another spacious double positioned to the front, while bedroom three stands out with its decorative ornate fireplace feature, adding a touch of period elegance. Bedroom four offers the perfect footprint for a nursery, younger child's room, or an office for those working from home. The main bathroom is a beautifully styled retreat, complete with a corner shower, freestanding bath, W/C, and hand basin, all accented by deep blue tiling and white panelling. Adding further convenience is a laundry/utility room, ideal for busy households. From this floor, discretely concealed behind doors, you reveal a staircase leading to the upper level.

Second Floor

The top floor unveils a wonderfully private and spacious double bedroom, a serene sanctuary tucked away from the rest of the household. This room is enhanced by doors opening onto a personal balcony offering sea views, perfect for quiet morning coffees or evening relaxation. An en-suite bathroom, with white freestanding bath, styled in calming neutral tones, completes this self-contained upper-floor retreat.

Exterior

The property's period façade immediately captures attention, complemented by a paved driveway providing parking for two vehicles and framed by attractive brick boundaries. The rear garden offers an expanse of lawn ideal for children to play, with a paved seating area at the far end for outdoor seating. A brick-built storage area provides additional practicality.

Location

Situated along Preston Road in Westcliff-on-Sea, the home enjoys exceptional convenience. Just moments away, Hamlet Court Road offers an eclectic mix of cafés, independent retailers, restaurants, and essentials. Westcliff Train Station is within walking distance for effortless commuting, while the seafront, garden walks, and the renowned Cliffs Pavilion are all nearby. Southend High Street is just a short drive away, placing a vibrant array of shops and leisure amenities within easy reach.

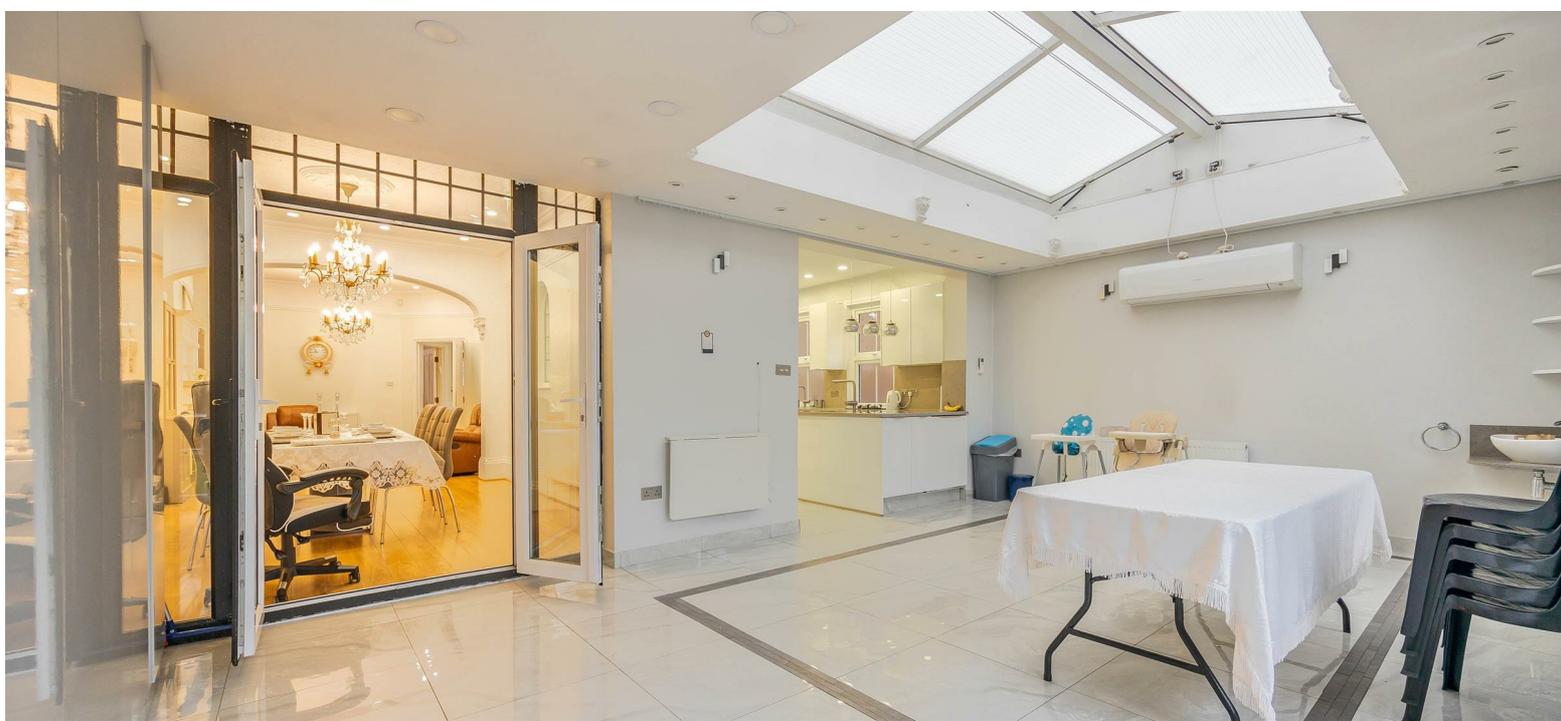
School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery
Belfairs Academy

Tenure

Freehold

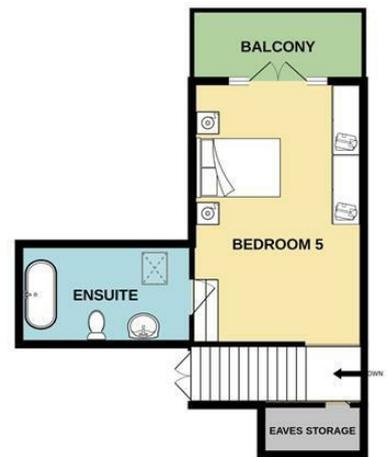




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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 Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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