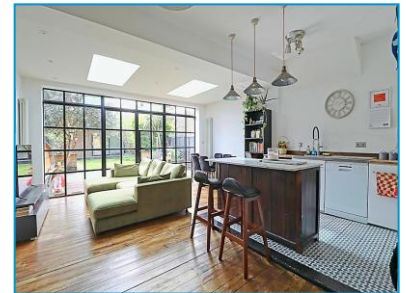




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



St Johns Road, Westcliff-on-Sea



Morgan Brookes believe – This superb four-bedroom home arranged over three spacious floors featuring a bright open-planned kitchen/dining room, a master bedroom with en-suite & Juliet balcony and a south-facing garden complete with studio is perfectly positioned just moments from the beach, Hamlet Court Road and Westcliff Train Station.

Our Sellers love - That it is located within walking distance to the shops, Train Station & within the catchment area ofsted Outstanding rated Barons Court Primary School. The South facing rear garden with garden room, open plan kitchen/diner are perfect for entertaining.

Key Features

- Guide Price £475,000 - £500,000.
- Accommodation Arranged Over Three Floors.
- Four Good Size Bedrooms.
- South Facing Garden with Garden Room.
- Open-Plan Kitchen/Dining Room.
- Walking Distance To Station.
- Master Bedroom with En-Suite & Juliet Balcony.
- Easy Access To Beach & Hamlet Court Road.

**Guide Price £475,000 -
£500,000**



St Johns Road, Westcliff-on-Sea

Entrance

Glazed paneled door to:

Entrance Hall

Stairs leading to first floor, understairs storage cupboards, smooth ceiling, wood flooring, doors:

Living Room

11' 5" x 10' 7" (3.48m x 3.22m)

Glazed Sash bay window to front aspect, feature fireplace, radiator, coving to smooth ceiling, wood flooring.

Cloakroom

Obscure glazed Sash window to side aspect, wall mounted hand basin, low level WC, smooth ceiling, wood flooring.

Kitchen / Dining Room

19' 8" x 16' 1" (5.99m x 4.90m)

Double glazed sky light windows to rear aspect, glazed window to side aspect, double glazed floor to ceiling windows & double doors to rear aspect, fitted range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, oven with extractor hood over & stainless steel splash back, space & plumbing for appliances, breakfast bar, two radiators, smooth ceiling incorporating downlights, tiled flooring to kitchen area with wood flooring to the remainder.

First Floor Landing

Smooth ceiling, doors leading to:

Second Bedroom

16' 4" x 8' 4" (4.97m x 2.54m)

Glazed Sash window to front aspect, feature fireplace, radiator, smooth ceiling, wood flooring.

Third Bedroom

10' 0" x 8' 3" (3.05m x 2.51m)

Glazed Sash window to rear aspect, feature fireplace, radiator, smooth ceiling, wood flooring.

Fourth Bedroom

10' 1" x 7' 1" (3.07m x 2.16m)

Glazed Sash window to front aspect, storage cupboard, feature fireplace, radiator, smooth ceiling, wood flooring.

Family Bathroom

5' 9" x 5' 9" (1.75m x 1.75m)

Obscure glazed Sash window, paneled bath incorporating raised shower system, pedestal hand basin, low level WC, stainless steel heated towel rail, smooth ceiling, tiling to walls & floor.

Second Floor Landing

Smooth ceiling, doors leading to:

Master Bedroom

9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed patio door leading to Juliet balcony to rear aspect, fitted wardrobe, radiator, smooth ceiling, wood flooring, door leading to:

En-Suite

9' 4" x 7' 0" (2.84m x 2.13m)

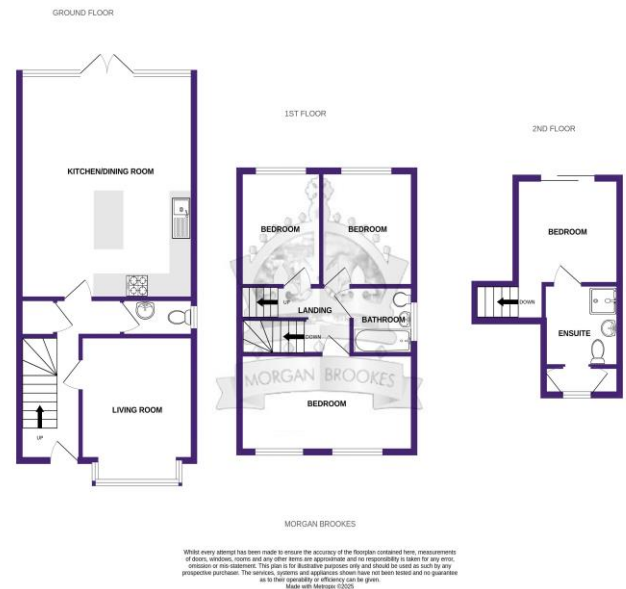
Double glazed Velux window to front aspect, built in shower cubicle, pedestal hand basin, low level WC, stainless steel heated towel rail, eaves storage cupboards, smooth ceiling, wood flooring.

Rear Garden

South facing rear garden with decked seating area immediately front property, remainder being laid to lawn with various trees & shrubs, side access gate to front of property.

Garden Room

Double glazed sliding patio door to front aspect, power & light connected.



Local Authority Information
Southend-on-Sea City Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Guide Price £475,000
- £500,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.