



## Westbourne Grove , Westcliff-on-Sea SS0 9TU

- 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

**Offers Over £400,000 Freehold**

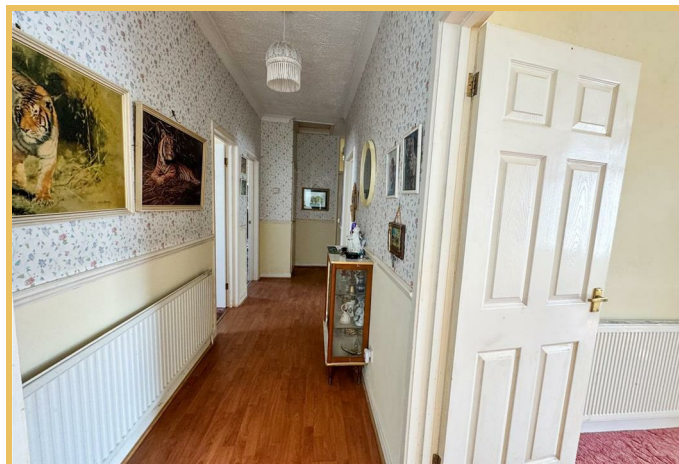


Location

\*\*£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**

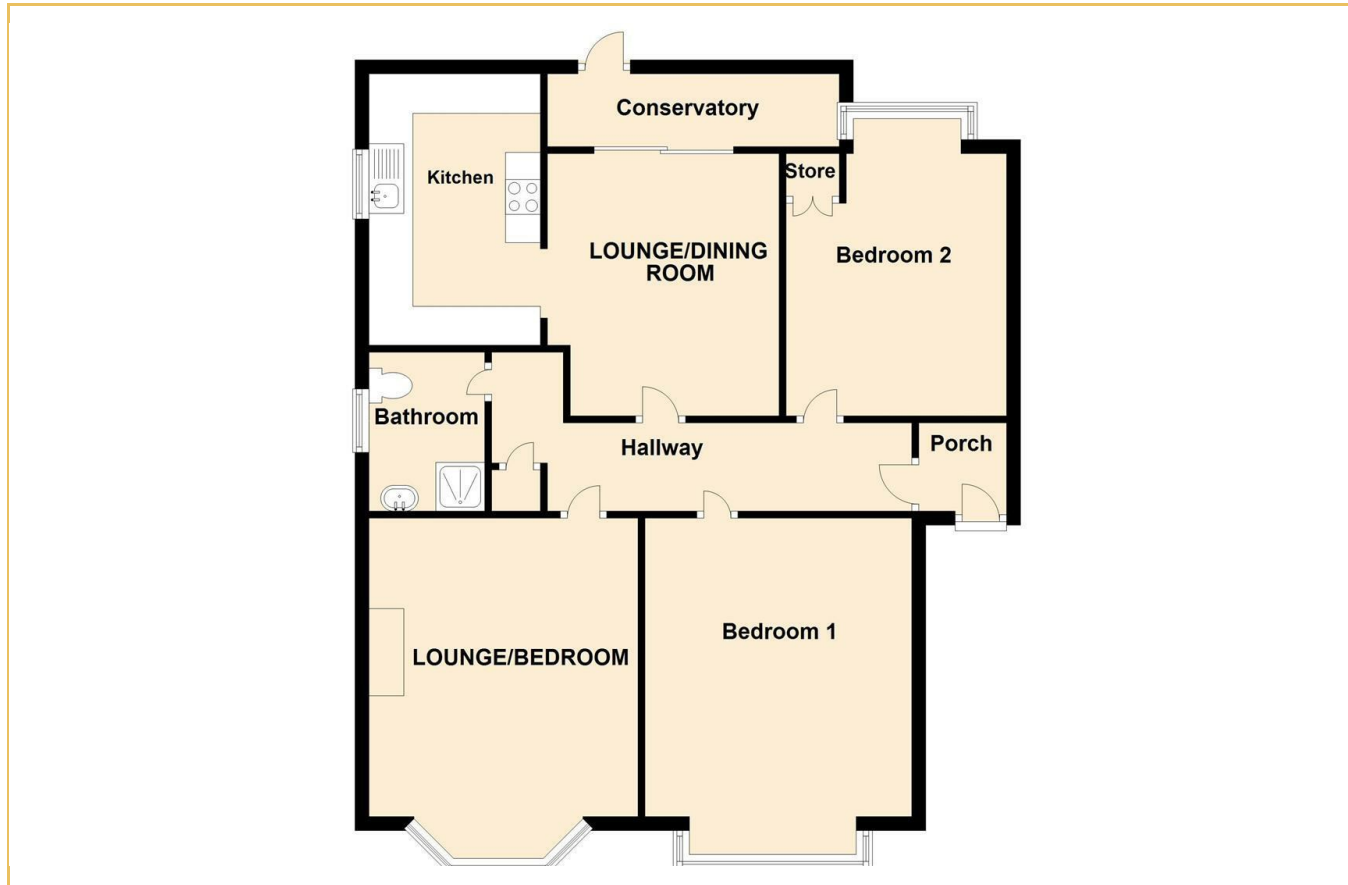
14'5" x 8'9"

**CONSERVATORY****GARDEN**

• These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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



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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.

