

# DURDEN & HUNT

INTERNATIONAL



## Grosvenor Road, Westcliff-on-Sea SS0

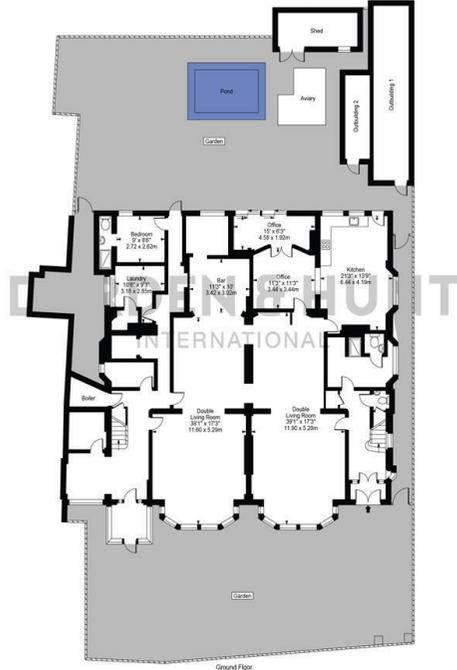
£2,100,000

- Prime Coastal Location
- Rear Patio With Feature Pond
- Sixteen Bedrooms, Ten With En Suites
- Exceptional Property
- Over 6,400 SQ FT of Living Space
- Multiple Reception Rooms
- Two Kitchens
- Driveway For Ample Off Road Parking
- Opportunity To Develop (STP)
- Excellent Transport Links

123-125 Broadway West, Leigh-On-Sea, SS9 2BU  
01702 411 461

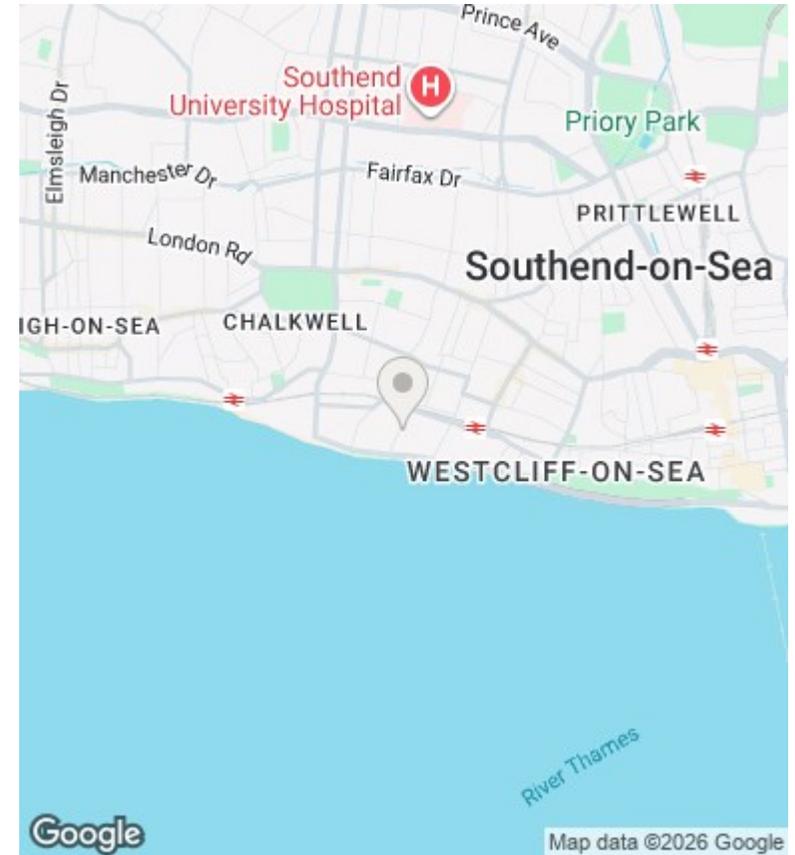
leighonsea@durdenandhunt.co.uk  
www.durdenandhunt.co.uk

Grosvenor Road  
 Ground Floor Approx. Gross Internal Area 3004 Sq Ft - 279.1 Sq M  
 Total Gross Internal Floor Area 6393 Sq Ft - 539.9 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

## Council Tax Band

G

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	