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Estate Agents



* £600,000-£650,000 * Occupying a desirable position on Pembury Road, Westcliff-on-Sea, this beautifully presented new-build semi-detached home offers spacious and versatile accommodation arranged over three floors. With four/five well-proportioned bedrooms, the property is ideally suited to modern family living. The home includes a bright and welcoming reception room, providing a comfortable space for everyday relaxation and entertaining. The property is complemented by a modern kitchen breakfast room, giving direct access to the landscaped rear garden. The ground floor is finished with a conveniently located WC. On the first floor you will find a three-piece family bathroom and an en-suite shower room, and an additional WC on the second floor. One of the home's most impressive features is the west-facing balcony, which enjoys attractive sea views and provides the perfect setting to relax and take in the evening sunset. To the front, a private driveway offers off-street parking for two vehicles. The property is ideally located just a short distance from the seafront, with coastal walks, local amenities and leisure facilities all within easy reach. Westcliff Train Station is also within walking distance, offering convenient rail links into London. Combining generous living space, a modern finish and an enviable coastal location, this exceptional home represents an excellent opportunity for families looking to settle in Westcliff-on-Sea.

- Semi-detached family house
- Driveway creating parking for two vehicles
- Three-piece family bathroom, downstairs WC, en-suite shower room and a separate WC on the second floor
- Landscaped rear garden with a summerhouse
- Walking distance to Westcliff and Chalkwell Train Stations
- West facing balcony offering sea views
- Four/five good size bedrooms
- Modern kitchen breakfast room with direct access to the rear garden
- Moments from the seafront
- Close to local amenities including Hamlet Court Road and Seafront facilities

Pembury Road

Westcliff-on-Sea

£600,000

Price Guide

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Pembury Road









Frontage
Block paved driveway creating parking for two vehicles, side access to the rear garden, outside light, door to:

Entrance Hallway
Smooth ceiling with two pendant lights, carpeted stairs rising to the first floor landing, composite entrance door to the front, wood effect laminate flooring, door to:

Bay-Fronted Lounge
18'1 x 11'1
Smooth ceiling with a pendant light, double glazed bay window to the front, two wall lights, radiator, carpet.

Kitchen Breakfast Room
16'11" > 12'0" x 16'0
Smooth ceiling with inset spotlights, three double glazed skylight windows, double glazed French doors to the rear opening onto the garden, double glazed door to the rear opening tonto the garden. Modern white kitchen comprising of; wall and base level units with a roll edge granite worktop, four ring electric hob with an extractor fan above and a glass splash back, centre island with a roll edge granite worktop, inset sink with draining grooves and a chrome tap, inset oven and grill, inset microwave, integrated dishwasher, pan drawers, ample storage cupboards, space for a six-seater dining table, wood effect laminate flooring, door to:

Separate Utility Room
6'10 x 4'1
Smooth ceiling with a pendant light, wall and base level units with a roll edge laminate worktop, space for a washing machine, space for a tumble dryer, inset stainless steel sink and drainer with a chrome mixer tap, wood effect laminate flooring.

Downstairs WC
Smooth ceiling with inset spotlights, combined vanity unit wash basin and low-level WC, wood effect laminate flooring.

First Floor Landing
Smooth ceiling with a pendant light, carpeted stairs rising to the second floor landing, doors to all first floor rooms, airing cupboard, carpet.

Bedroom One
15'11 x 15'0
Smooth ceiling with two pendant lights, double glazed bay window to the front offering sea views, carpet, door to en-suite, double glazed French doors to the front leading to:

West Facing Balcony with Sea Views
Concrete base, wrought iron balustrade, sea views.

En-Suite Shower Room
Smooth ceiling with inset spotlights, walk-in shower with a rainfall head and a shower attachment, combined vanity unit wash basin and low-level WC, fully tiled walls, tiled flooring.

Bedroom Four
11'0 x 7'1
Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, carpet,

Walk-in Wardrobe/Bedroom Five
10'11" > 7'0 x 8'0
Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, space for large floor to ceiling wardrobes, carpet.

Three-Piece Bathroom
8'0 x 7'0
Smooth ceiling with inset spotlights, p-shaped bath with a shower attachment, combined vanity unit wash basin and low-level WC, wall mounted chrome heated towel rail, fully tiled walls, tiled flooring.

Second Floor Landing
Smooth ceiling with a pendant light, carpet, door to;

Bedroom Two
16'0 x 15'11
Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, carpet.

Bedroom Three
16'0" x 15'0
Smooth ceiling with a pendant light, loft access, double glazed Velux window, inset storage area, caroet.

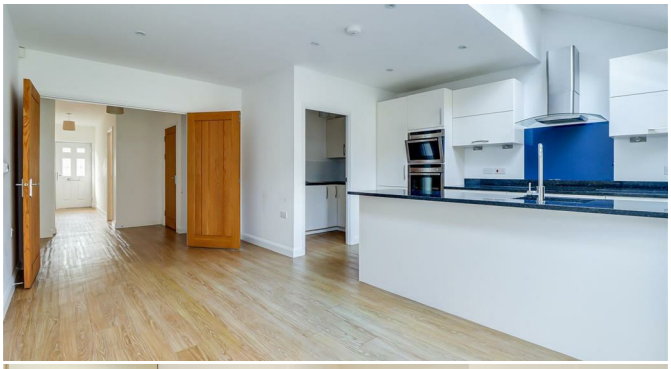
Separate WC
Smooth ceiling with pendant light, low-level WC, vanity unit wash basin, tiled splash back, tiled flooring.

Landscaped Rear Garden
Commences with a paved patio area with the remainder laid to lawn, side access to the driveway, outside tap, outside lighting, access to:

Summerhouse
18'0
Double doors to the front with adjacent windows either side overlooking the garden.

Agents Notes:
Council tax band: E



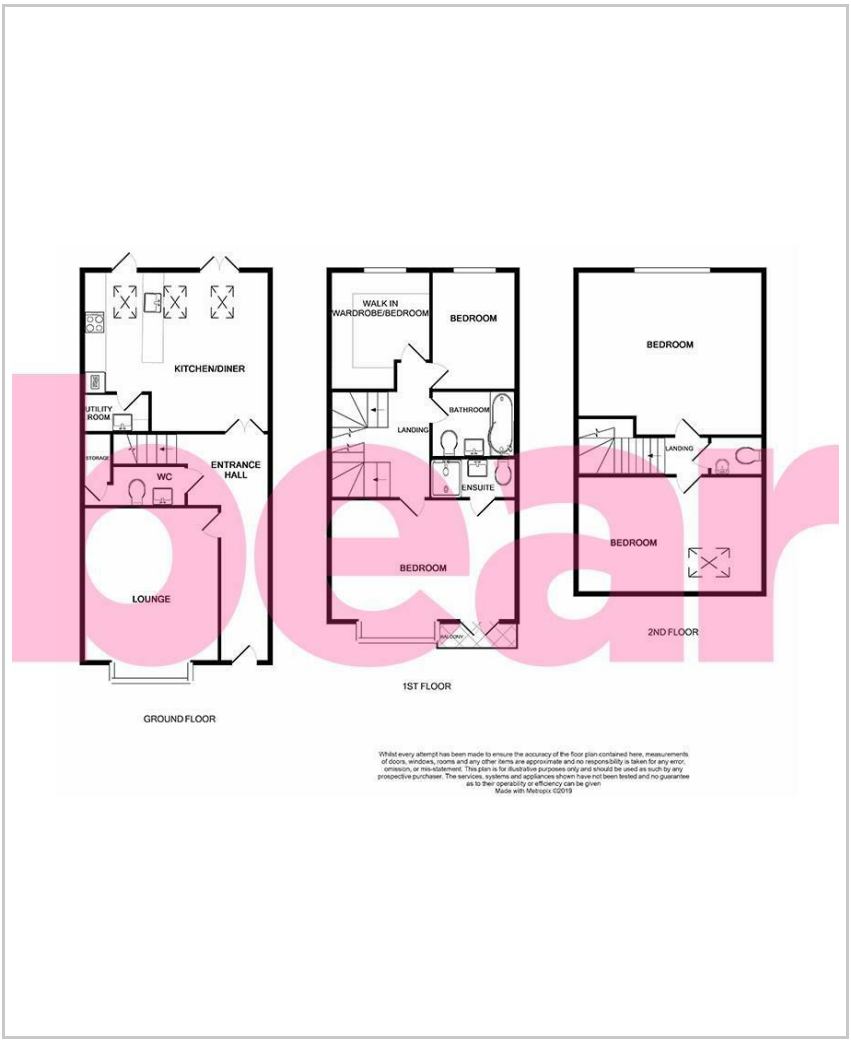









Floor Plan

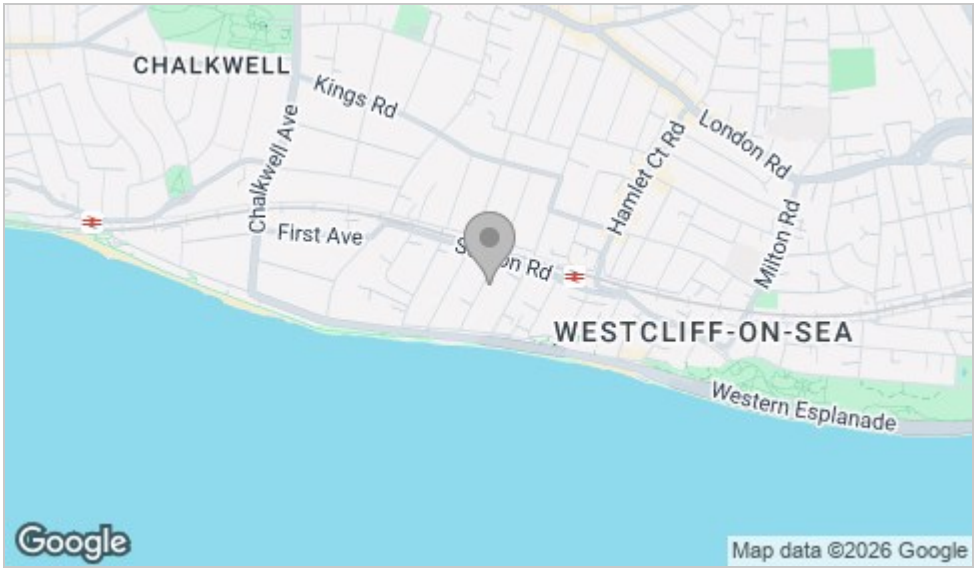




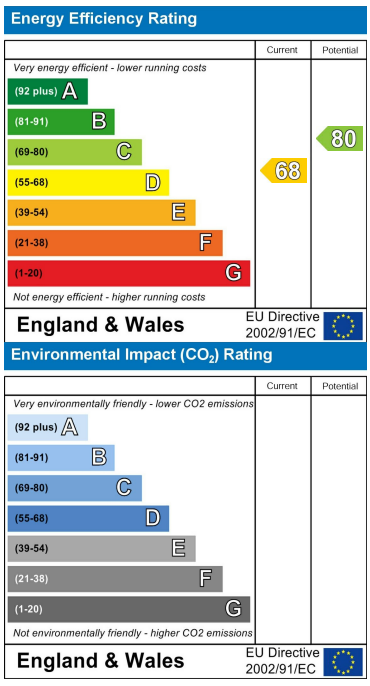




Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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