



OSBORNE ROAD
WESTCLIFF-ON-SEA, SS0 7DW

GUIDE PRICE £340,000
FREEHOLD

* £340,000 - £365,000 * - SIZEABLE & CHARACTERFUL THREE DOUBLE BEDROOM FAMILY HOME BENEFITTING FROM THREE GENEROUS RECEPTION ROOMS AND AN ULTRA CONVENIENT LOCATION CLOSE TO SHOPS, AMENITIES, TRAVEL LINKS AND MUCH MORE. FLOODED WITH CHARACTER AND CHARM, THIS TRULY IS A MUST VIEW FAMILY HOME.

RP&C.
RICKY, PLANT  CHEN-PORTER

OSBORNE ROAD

- Three double bedrooms
- Three large reception rooms
- Presented in beautiful condition
- Flooded with character and charm
- Easy to maintain rear garden with large shed
- Ample storage throughout
- Ultra convenient location close to amenities
- Within easy reach of travel links
- Easy access to high performance grammar schools
- Conveniently close to Southend Hospital



RP&C Estate Agents are pleased to bring to market this attractive and well-cared-for family home, offering an excellent blend of space, location and character. The property features three generous double bedrooms, three reception rooms and a sizeable rear garden, making it ideal for growing families or those who enjoy entertaining. The home further benefits from fully paid solar panels and is offered with a guide price of £350,000 – £375,000.

Positioned within a sought-after residential area of Westcliff-on-Sea, the property enjoys superb access to a wide range of amenities and transport links. Hamlet Court Road's vibrant shopping parade, Southend City Centre and London Road are all within easy reach, while the A127 provides convenient road connections. Both Westcliff-on-Sea and Southend Victoria mainline stations are nearby, offering direct services into London via the C2C and Greater Anglia lines. Highly regarded local schools and the popular Palace Theatre are also within walking distance, adding to the appeal for families.

Internally, the accommodation is bright and spacious throughout. The ground floor comprises a charming bay-fronted lounge with feature fireplace, a separate dining room, an additional reception room and a well-sized fitted kitchen. Upstairs, the first floor hosts three well-proportioned bedrooms, two of which include built-in wardrobes, alongside a modern

three-piece family bathroom with ample storage.

Outside, the property boasts a generous rear garden, complete with a decked seating area and a summerhouse, providing a fantastic space for outdoor relaxation and entertaining.

Three bedroom terraced house

Front

There is a truly wonderful quarry style tiled pathway leading access to the house with a lovely shingle stone remainder and pretty brick wall boundary.

Entrance

Feature Composite entrance door with gorgeous crystal glass providing access to:

Entrance hallway

Smooth 8'9 high ceiling, feature exposed wood floors, stairs to the first floor, radiator, understairs cupboard with dual opening doors, doors to:

Open-plan lounge/diner

Lounge area

Coving to smooth high ceiling, stunning double glazed bay window to the front aspect, three radiators, feature exposed wood floors, beautiful tiled fireplace with gorgeous surround and hearth.

Dining area

Coving to smooth ceiling, double glazed door to the rear aspect provides external access to the garden,

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radiator, feature exposed wood floors, serving hatch to the dining room, open access to the living room

Additional reception room

Smooth ceiling, double glazed window to the side aspect, radiator, feature exposed wood floors, floor to ceiling built in cupboard, doorway to:

Dual aspect modern kitchen

Smooth high ceiling, multiple inset downlighters, double glazed window to the rear aspect overlooking the garden with a further double glazed window to the side, double glazed door to the side aspect providing external access, tiling to floor and walls. The kitchen comprises a modern range of base and wall level storage units, complemented with roll edge worktops, inset sink unit, space for a cooker with extractor hood over, washing machine and tumble drier.

Stairs to first floor

First floor landing

Smooth high ceiling, loft access, doors to:

Bedroom one

Smooth high ceiling, two double glazed windows to the front aspect, radiator, quality and bespoke built in high gloss four door wardrobes with further space over and allows ample hanging and shelving spaces.

Bedroom two

Smooth high ceiling, double glazed window to the rear aspect, radiator, built in wardrobe with hanging and shelving spaces.

Bedroom three

Smooth high ceiling, double glazed window to the rear aspect with a lovely view over the garden, radiator.

Family bathroom/WC

Smooth ceiling, obscure double glazed window to the side aspect, quality vinyl floor and gorgeous tiling to walls. This luxury white suite comprises a w.c, panelled bath with mixer tap and a wall mounted waterfall style shower with further retractable shower head, sink unit with mixer tap along with subway tiled splashbacks, chrome heated towel rail, large built in cupboard with dual doors houses the combination boiler.

Rear garden

The garden measures some 45 feet in length and commences with a hardstanding patio area, outside tap. The remainder is laid to lawn with quality fencing with concrete posts to boundaries. There is a raised decked patio area to the rear aspect of the garden with access to a summerhouse (8'7 x 5'9) which is accessible via bi-folding doors and offers a multitude of different uses plus a further door adjacent allows access to further storage.





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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (101.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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