



Hermitage Road, Westcliff-On-Sea

£525,000

home.

# 3 Hermitage Road

Westcliff-On-Sea

SS0 7NQ



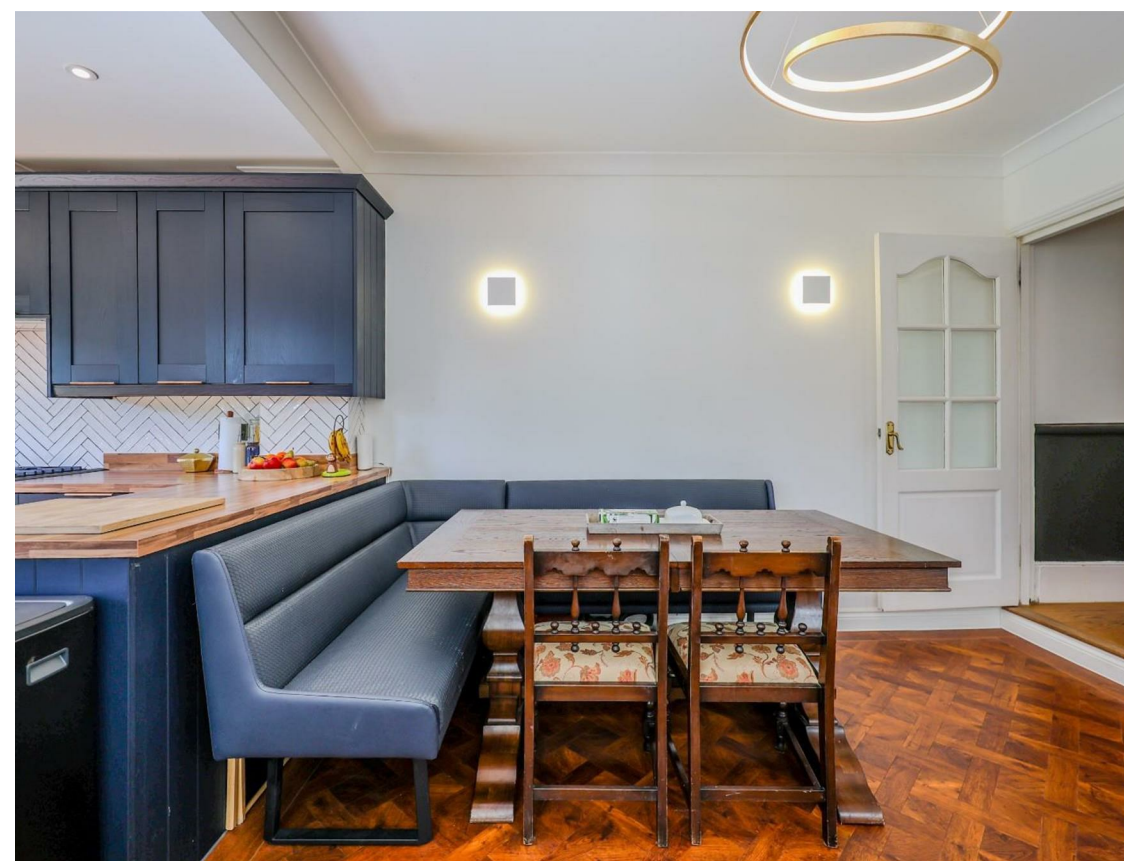
- Super Smart Three Bedroom Family Home
- Beautifully Renovated & Maintained By The Current Owners
- No Onward Chain
- Large Lounge/Diner
- Wonderful South Facing Open Plan Kitchen & Breakfast Area
- Two Stunning Bathrooms Suites
- Sunny South Facing Rear Garden
- Barons Court Primary School Catchment Area
- Ideally Positioned For Hamlet Court Road Shopping
- Short Stroll Of The Beach & Mainline Railway Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home of Leigh are delighted to offer for sale this super smart three bedroom family home which has been beautifully renovated and maintained by the current owners to an exceptionally high standard and it located in a much sought after location in the heart of Westcliff On Sea as well as being offered with no onward chain.

The accommodation comprises; spacious entrance hall, a large lounge/diner with double doors leading through to a wonderful south facing open plan kitchen & breakfast area with bi folding doors leading out to the rear garden.

To the first floor there is a split level landing, three great size double bedrooms and two stunning bathrooms suites.

Externally the property boasts a sunny south facing rear garden.

Located on Hermitage Road, this period property is ideally positioned for Hamlet Court Road and its array of shops, bars, restaurants as well as being within a short stroll of the beach and mainline railway station giving direct access into London Fenchurch Street.

## Accommodation Comprises

The property is approached via a solid wood entrance door leading to:

### Entrance Hall

21'9 x 5'7 max

A great size entrance hall with wood flooring throughout and stairs leading to the first floor accommodation with under stairs storage cupboard, coved cornice to smooth plastered ceiling, dado rail, vertical radiator. Doors to:

### Open Plan Lounge & Dining Room

26'8 x 13'7 < 11'8

A great size main reception room with double glazed bay window to front aspect and double glazed French doors to rear giving access to the garden, continuation of wood flooring throughout, feature fireplace with inset log burner and tiled hearth, coved cornice to smooth plastered ceiling with two ceiling roses, picture rail, four wall light points, cast iron effect radiator. Glazed double doors leading to:

### Kitchen Breakfast Room

24'2 x 13'10 into bay

A beautiful dual aspect room with double glazed bay window to side aspect and double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers beneath, Range cooker (to remain) with fitted extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for dishwasher, concealed appliance space for washing machine and tumble dryer, cupboard housing boiler, Amtico wood flooring throughout, coved to smooth plastered ceiling with central ceiling rose, vertical radiator.

### First Floor Landing

24'2 x 5'7 max

A great size split level landing which is carpeted, smooth plastered ceiling with access to loft space, vertical radiator. Doors to:

### Bedroom One

17'4 x 14'8 max

Double glazed bay window to front aspect and additional double glazed window to front, wood flooring, coved cornice to smooth plastered ceiling, cast iron effect radiator.

### Bedroom Two

11'7 x 11'5

Double glazed window to rear aspect, wood flooring, coved cornice to smooth plastered ceiling, picture rail, cast iron effect radiator.

### Bedroom Three

11'10 x 10'8

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling, cast iron effect radiator.

### Family Bathroom

10'7 x 6'4

Three double glazed obscure windows to side aspect. Luxury fitted three





piece suite comprising; bath with mixer tap and shower attachment, electronically controlled low Japanese style toilet/bidet, wash hand basin with mixer tap and vanity drawers beneath, smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, heated towel rail/cast iron effect radiator combined.

### Separate Shower Room

7'11 x 4'10

Double glazed obscure window to side aspect. Luxury fitted suite comprising; fully tiled walk-in shower with Rainfall shower head over, low level WC, half pedestal wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail/cast iron effect radiator combined.

### Externally

#### Rear Garden

The property benefits from a south facing rear garden which commences with an attractive paved patio area to the immediate rear with pathway leading to the extreme rear of the garden enclosed with slatted fencing and a mature range of flower, shrub and herbaceous borders, further patio area to the extreme rear and side return, outside lighting and water tap.

#### Agents Note

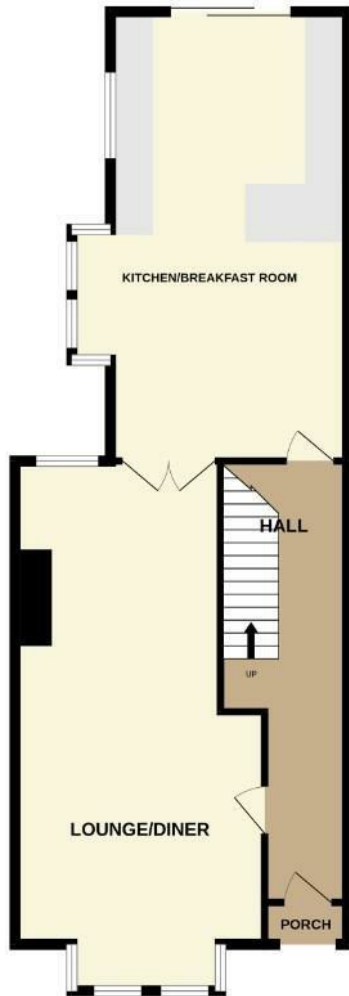
The vendor has advised that the property had a history of subsidence due to a related tree which has been removed, and a structural adequacy certificate was issued confirming that this matter was resolved.



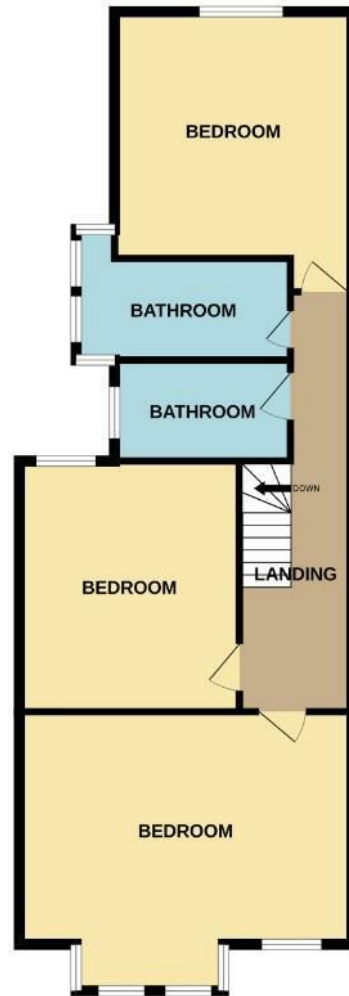




GROUND FLOOR



1ST FLOOR



## Property Details

3 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
House - Terraced

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: D

£525,000

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home.



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