



\* £400,000 - £450,000 \* Located in the desirable Southbourne Grove area of Westcliff-on-Sea, Essex, this well-sized semi-detached home offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking ample living space. The bay-fronted lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests, while an additional ground-floor reception room offers versatility for various uses, whether as a playroom, study, or second lounge. The home features a three-piece family bathroom, ensuring that morning routines run smoothly, alongside a separate downstairs utility and WC, adding to the practicality of the layout. This thoughtful design caters to the needs of modern family life. Situated within the catchment area for the highly regarded Westcliff Grammar School, this property is particularly appealing for families prioritising education. The surrounding area boasts a vibrant community with local amenities, parks, and easy access to transport links, making it an excellent choice for those looking to enjoy the best of Westcliff-on-Sea. In summary, this semi-detached house on Southbourne Grove presents a wonderful opportunity for families or individuals seeking a spacious and well-located home in a sought-after area. Do not miss the chance to make this delightful property your own.

- Well-sized semi-detached home
- Bay-fronted lounge and additional ground floor reception room
- Modern throughout
- Fully fitted kitchen
- Leigh Broadway and Old Town shopping facilities close by
- Four spacious bedrooms
- Three-piece family bathroom and separate downstairs utility/WC
- Large rear garden with an outbuilding
- Walking distance to Chalkwell Station, Park and Beach
- Chalkwell Hall Infants and Junior School Catchment with Westcliff Grammar School also close by

## Southbourne Grove

Westcliff-on-Sea

**£400,000**

Price Guide





# Southbourne Grove



## Frontage

Brick wall perimeter, mature shrubs, side access to the rear garden, gate, pathway leading to front door, door to:

## Entrance Hallway

13'1" x 6'2"

Smooth coved ceiling with a pendant light, original character features, new UPVC double-glazed composite door to the front, double column radiator, carpeted stairs rising to the first floor landing, wood-effect laminate flooring.

## Lounge

15'1" x 13'9"

Smooth ceiling with ceiling lights, cornicing, UPVC double-glazed bay window to the front, feature fireplace with a wooden surround and a wooden hearth, electric fire, double column radiator, wood-effect laminate flooring.

## Reception Room

13'1" x 9'10"

Smooth ceiling with feature drop-down pendant lights, cornicing, UPVC double-glazed patio doors to the rear opening onto the garden, double column radiator, wood-effect laminate flooring.

## Dining Room

10'2" x 9'10"

Pendant light, double-glazed UPVC window to the rear overlooking the garden, double column radiator, wood-effect laminate flooring.

## Kitchen

8'2" x 5'10"

Smooth ceiling with a pendant light, double-glazed UPVC window and door to the side leading out to the garden. Kitchen comprising of; wall and base level units with a roll edge wooden worktop, space for a slimline dishwasher, integrated oven with a four-ring gas hob and an extractor fan over, tile splashbacks, 1.5 ceramic sink and drainer with a chrome mixer tap, wood-effect laminate flooring.

## Utility Area

5'10" x 4'3"

Smooth ceiling with a pendant light, double-glazed door to the side, space for a washing machine and tumble dryer, wall-mounted combi boiler, wall unit, low-level WC, wall-mounted wash basin, tile splashback, wood-effect vinyl flooring.

## First Floor Landing

Smooth ceiling with a pendant light, loft access (pull-down ladder and is partially insulated and boarded), airing cupboard, carpet.

## Bedroom One

13'9" x 13'1"

Smooth ceiling with a pendant light, cornicing, double-glazed UPVC bay window to the front, double column radiator, wood-effect laminate flooring.

## Bedroom Two

9'10" x 9'10"

Smooth ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden, double column radiator, wood-effect laminate flooring.

## Bedroom Three

10'2" x 9'2"

Smooth ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden, double column radiator, wood-effect laminate flooring.

## Bedroom Four

7'2" x 6'10"

Smooth ceiling with ceiling lights, double-glazed UPVC window to the front, double column radiator, wood-effect laminate flooring.

## Family Bathroom

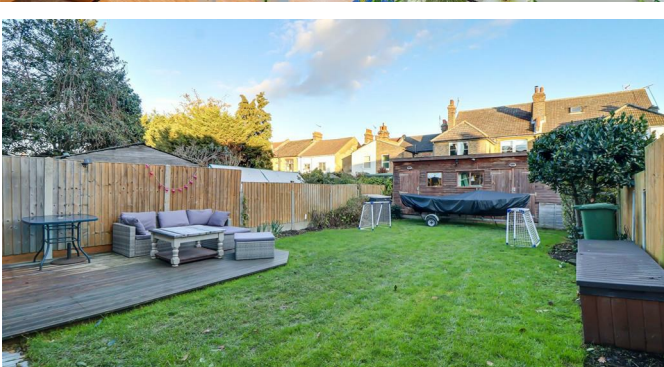
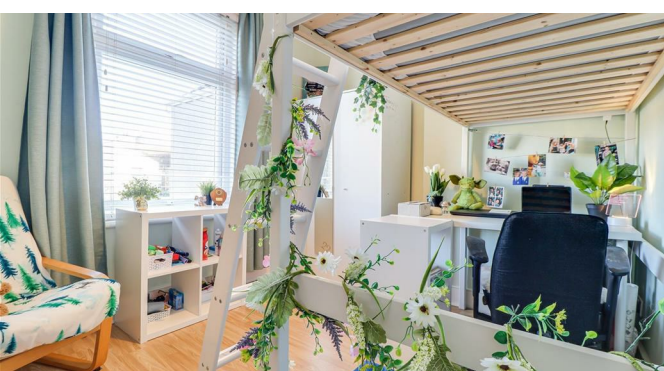
6'6" x 5'2"

Smooth ceiling with ceiling lights, double-glazed window to the side, panelled bath with an electric shower over, low-level WC, pedestal wash basin, wall-mounted mirrored cupboard, wall-mounted chrome heated towel rail, wood-effect vinyl flooring.

## Rear Garden

Commences a patio area with the remainder laid to lawn, raised wooden decking to the side, tree and shrub borders, large powered wooden outbuilding to the very rear, side access back to the front garden, outside tap, power socket, outside lighting.



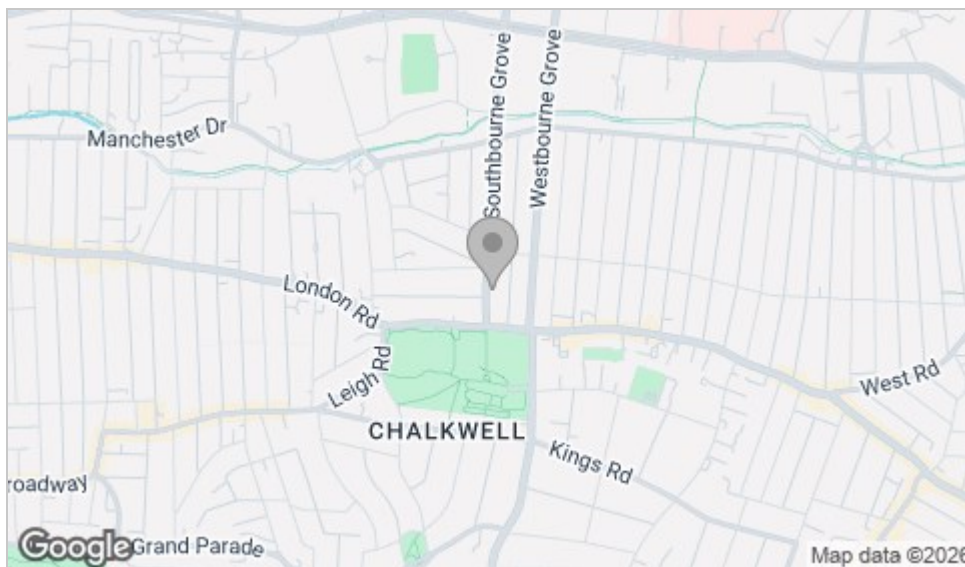




## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

