



**NICKOLDS**  
Property Specialists



## 100 Kenilworth Gardens, Westcliff-On-Sea, SS0 0BB

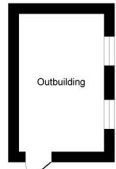
£800,000

- Stunning five bedroom executive, detached, luxury, home, arranged over three floors
- Excellent local amenities on the borders of Leigh
- Garage to the rear of the property
- Well regarded Schools including Westcliff High school, Thomas More and the Lancaster School
- Refurbished to a high standard with luxury fixtures and fittings throughout
- Self contained ground floor annexe
- Walking distance to amenities and Leigh on sea and easy access to the A127
- Self contained ground floor annexe for independent living
- South-facing garden, sitting on a corner plot
- Family bathroom with en-suite to the master bedroom

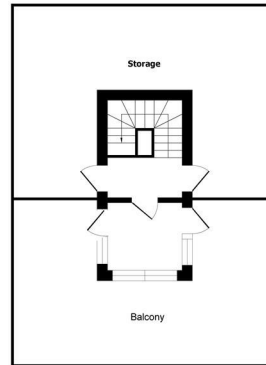


## Kenilworth Gardens

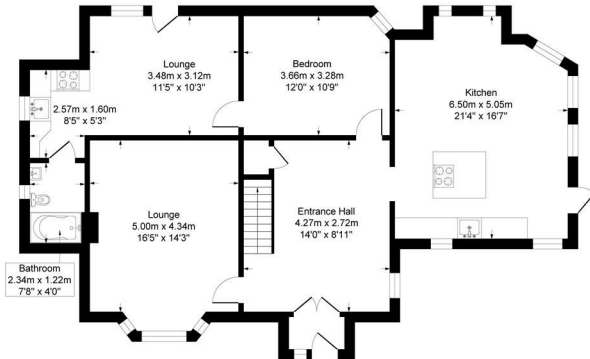
Approximate Gross Internal Floor Area = 210.8 sq m / 2270 sq ft



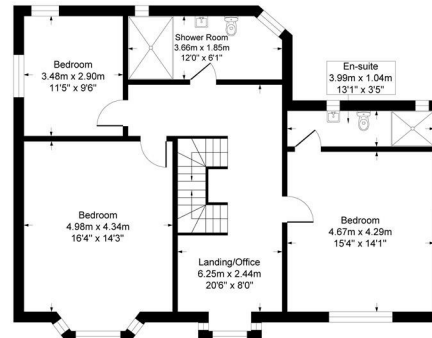
Outbuilding



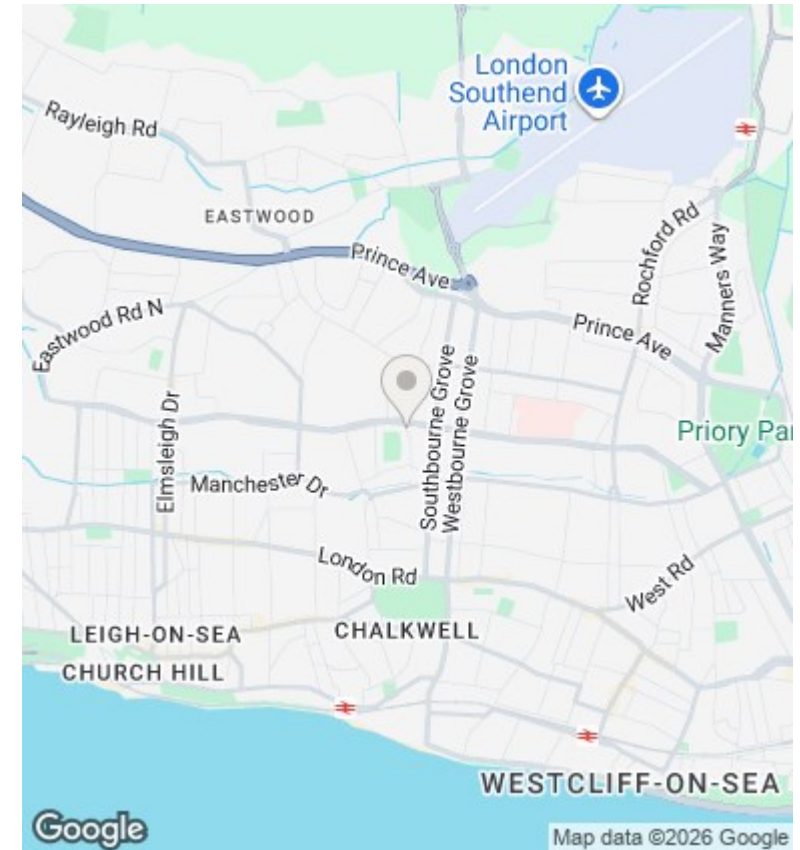
Second Floor



Ground Floor



First Floor



## Directions

## Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

## Council Tax Band

F

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	