



Westbourne Grove, Westcliff-On-Sea

Guide Price £660,000

home.

318 Westbourne Grove

Westcliff-On-Sea

SS0 0PT



- Charming & Spacious Detached Character Home
- Five Bedrooms Spread Over Two Floors
- West Facing Lounge & Modern kitchen & Dining Area
- Double Glazed Conservatory
- Great Size East Backing Rear Garden
- Ample Off Street Parking & Detached Garage

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*****Guide Price £660,000 to £675,000*****

Home of Leigh presents this impressive period residence, rich in character and kerb appeal, set on an exceptionally generous plot with a substantial frontage, ample off-street parking and detached garage. Framed by mature greenery, the property enjoys a wonderful sense of privacy and tranquillity, creating an idyllic setting for a young family looking to put down roots and grow into their forever home.

Arranged over three thoughtfully considered floors, the accommodation combines period charm with generous proportions and modern family living. A spacious and welcoming entrance hall leads to a guest cloakroom and the principal living spaces. The west-facing lounge is flooded with natural light and flows seamlessly into the contemporary open-plan kitchen and dining area, creating a sociable heart of the home. A double-glazed conservatory extends the living space further, overlooking the tranquil rear garden and providing a versatile retreat throughout the year.

The first floor offers three well-proportioned bedrooms and a family bathroom, with the rear aspect enjoying far-reaching views across the garden. The second floor provides two further bedrooms, offering superb flexibility for children, guests, a home office or additional family space.

The exceptional rear garden is a true highlight - raised patio immediately adjoining the house provides the perfect setting for outdoor dining and entertaining, while steps lead down to an extensive lawn, creating a secluded and private garden for kids playtime and and tranquil moments of peace at the end of the day.

The detached garage/outbuilding has been enhanced with a new roof, insulation and electrical installation, offering exciting potential to create a garden room, home office, studio or annexe.

A characterful period home set on an impressive plot, combining space, privacy and versatility.

Accommodation Comprises:

The property is approached via part double glazed entrance door leading to:

Entrance Hall:

18'10 x 6'1

A great size hall with stairs leading to the first floor landing with under stairs storage, coved ceiling, dado rail, radiator, doors to:

Ground Floor Guest Cloakroom:

4'11 x 2'10

Double glazed obscure window to side aspect, modern two piece suite comprising; low level WC, wash hand basin with vanity storage beneath, tiled flooring, picture rail.

Lounge:

16'6 x 11'11

Double glazed led light bay window to front aspect, engineered wood flooring throughout, feature fireplace with inset log burner and tiled hearth, coved ceiling with central ceiling rose, radiator, open plan through to:

Kitchen & Dining Room:

18'8 x 16'10

A wonderful size kitchen/diner with double glazed window to side aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in NEFF oven and grill, four ring electric hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and dishwasher, coved ceiling, dado rail, engineered wood flooring, glazed doors to:

Double Glazed Conservatory:

13'5 x 7'9

Double glazed windows to rear and side aspects with French doors opening out onto the rear garden, engineered wood flooring, radiator.

First Floor Landing:

18'6 (reducing to 6'10) x 12'2

A great size landing with coloured led light window to side aspect and stairs leading to the second floor landing with under stairs storage, carpeted, coved ceiling, dado rail, radiator, doors to:

Bedroom One:

16'6 x 11'6

Double glazed led light bay window to front aspect, carpeted, coved ceiling with ceiling rose, picture rail, eave storage cupboard, radiator.

Bedroom Two:

11'4 x 10'9

Double glazed window to rear aspect, carpeted, coved ceiling with ceiling rose, radiator.

Bedroom Three:

9'1 x 6'11

Double glazed led light windows to front and side aspects, carpeted, picture rail, radiator.

Family Bathroom:

9'2 x 6'10

Double glazed window to rear aspect, modern suite comprising; bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring, radiator.





Separate WC:

3'11 x 2'7

Double glazed obscure window to side aspect, low level WC, tiled flooring.

Second Floor Landing:

Doors to:

Bedroom Four:

12'11 x 6'5

Velux window to side aspect, carpeted, built-in eaves storage cupboard, radiator.

Bedroom Five:

12'6 x 6'4

Velux window to side aspect, carpeted, built-in eaves storage cupboard, radiator.

Externally:

Rear Garden:

The property benefits from a great size east backing rear garden which commences with a large paved patio area to the immediate rear with steps leading down to the remainder of the garden which is mainly laid to lawn and enclosed by screen panelled fencing, side access to the front, outside lighting, water tap.

Front Garden:

The front of the property is paved providing off street parking for several vehicles giving access to:

Detached Garage:

With power and lighting connected.











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Property Details

5 Bedrooms
1 Bathrooms
1 Reception Rooms
House - Detached

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

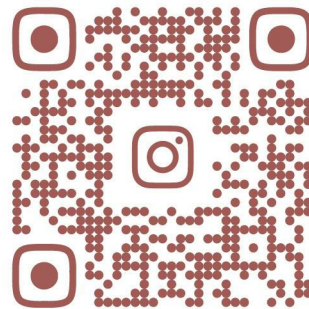
£660,000

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