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today on 01268 777400**



Southbourne Grove, Westcliff-On-Sea Guide price £450,000

Guide Price £450k-£475k

Located on the sought-after Southbourne Grove, this beautifully presented three-bedroom semi-detached home offers spacious interiors, quality finishes, and excellent local amenities.

Inside, enjoy hardwood flooring throughout, a bright open-plan lounge/diner, modern kitchen, utility area, and convenient ground floor W/C. Upstairs features three double bedrooms and a contemporary family bathroom.

The west-facing private rear garden provides the perfect space to relax.

Just a 5-minute walk to Chalkwell Park and within easy reach of Chalkwell Station, this home is ideally positioned for families and commuters alike.

Entrance Hall**Lounge**

12'07 x 11'06 (3.84m x 3.51m)

Dining Area

12'01 x 10'07 (3.68m x 3.23m)

Kitchen

11'10 x 9'07 (3.61m x 2.92m)

Utility Area

7'06 x 6'02 (2.29m x 1.88m)

W/C**Landing****Bedroom One**

14'00 x 9'11 (4.27m x 3.02m)

Bedroom Two

12'01 x 9'11 (3.68m x 3.02m)

Bedroom Three

11'09 x 11'05 (3.58m x 3.48m)

Bathroom**Rear Garden**

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.

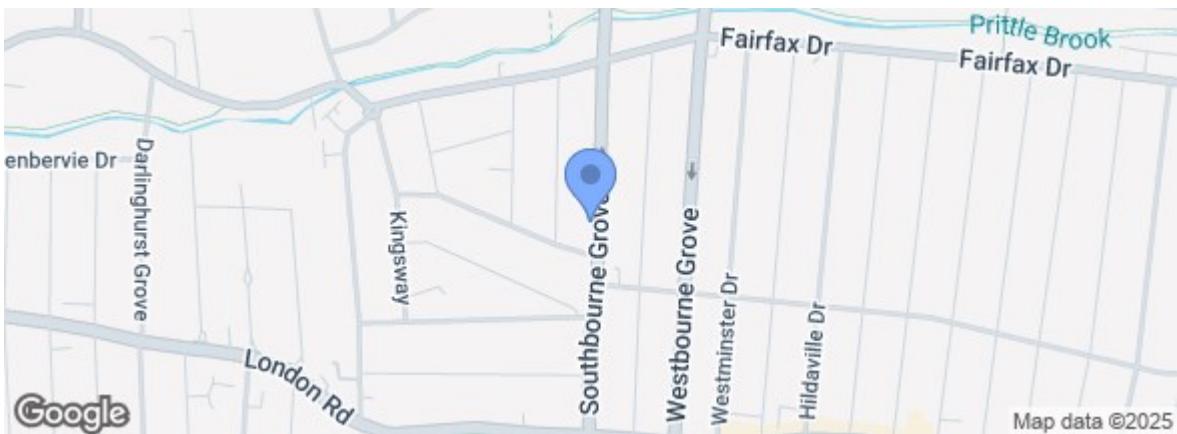


TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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			
(81-91) B			
(69-80) C			75
(55-68) D			55
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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