

# bear

*Estate Agents*



## Southbourne Grove, Westcliff-On-Sea Price Guide £500,000



\* £500,000- £550,000 \* LARGER THAN IT LOOKS \* Located in the charming Southbourne Grove of Westcliff-On-Sea, this impressive semi-detached house offers a perfect blend of character and modern living. With four to five spacious bedrooms, this home is ideal for families or those seeking ample space for guests. The property boasts one to two inviting reception rooms, providing versatile areas for relaxation and entertainment. There is a well-appointed fitted kitchen diner, perfect for family meals and gatherings. Additionally, a convenient downstairs WC enhances the practicality of the layout. The property features three bathrooms two of which are en-suites, ensuring that morning routines are a breeze for everyone. One of the standout features of this residence is the generous west-facing rear garden, which invites an abundance of natural light and offers a delightful outdoor space for gardening, play, or simply unwinding after a long day. The driveway to the rear provides parking for one vehicle, adding to the convenience of this lovely home. Location is key, and this property does not disappoint. It is within walking distance to Chalkwell Station, making commuting a simple task. Furthermore, the nearby park and beach offer opportunities for leisure and recreation, perfect for enjoying the coastal lifestyle.

- Extra large semi detached character home
- West backing rear garden
- Kitchen diner with separate utility
- Potential to extend into loft space STP
- Leigh Road and Leigh Broadway shopping facilities close by
- Driveway to rear
- Family bathroom, two en-suites and a downstairs WC
- Bay fronted lounge with open fireplace
- Doorstep to Chalkwell Park and walking distance to Chalkwell Beach and Station
- Westcliff Grammar School and Southend Hospital within walking distance



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