



* £500,000 - £550,000 * Located in the desirable Westbourne Grove area of Westcliff-on-Sea, this attractive three-bedroom semi-detached home offers beautifully extended living accommodation and an exceptional rear garden, making it an ideal choice for families and those who enjoy entertaining.

The property has been thoughtfully extended to the rear, creating a superbly spacious lounge that opens seamlessly into a large sitting and dining area. This impressive layout provides a wonderful sense of space and light, perfectly suited to modern family life, whether relaxing, dining, or hosting guests.

A standout feature of the home is the stunning rear garden. Beautifully presented and designed for both enjoyment and entertaining, it boasts an elevated decking area overlooking the garden, providing the perfect setting for outdoor dining, summer gatherings, or simply unwinding in peaceful surroundings.

Internally, the property offers three well-proportioned bedrooms and versatile living space throughout, while externally a private driveway provides off-street parking for one to two vehicles.

Conveniently positioned within walking distance of Chalkwell Station and close to the highly regarded Westcliff and Southend Grammar Schools, this fantastic home combines generous accommodation, a remarkable garden, and a sought-after location.

- Character semi-detached home
- Three bedrooms
- Kitchen and utility area
- Driveway for one to two vehicles
- Walking distance to Chalkwell Station
- Extended to the rear
- Two reception rooms
- Generously sized lounge along with a large sitting and dining area to the rear
- Stunning rear garden with raised decking ideal for entertaining
- Westcliff and Southend Grammar Schools close by

Westbourne Grove

Westcliff-on-Sea

£500,000

Price Guide



Westbourne Grove



Frontage

Driveway creating parking for one to two vehicles, front garden area, side access to the rear garden, access to:

Entrance Hallway

16'9" x 5'11" max

Pendant light, solid wood entrance door to the side with adjacent windows to the sides and above, carpeted stairs rising to the first floor landing with open understairs storage, radiator, carpet.

Lounge

16'8" x 15'5" into the bay > 10'9"

Coved ceiling with a pendant light, feature fireplace with a wooden surround, electric fire, leadlight double glazed bay windows to the front, feature leadlight corner window, picture rails, two radiators, two display cabinets either side of the chimney breast, carpet.

Sitting/Dining Room

23'10" x 10'5"

Coved ceiling, leadlight double glazed door to the rear leading out to the garden with adjacent leadlight double glazed windows, radiator, chimney breast feature with a back boiler gas fire, base level storage cupboard housing the back boiler pump, carpet.

Kitchen/Utility Room

22'11" x 5'11"

Leadlight windows to the side. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, tiled splashbacks, set of drawers, wall hung display cabinet, lino flooring, opening to:

Utility Area:

Smooth coved ceiling with a pendant light, leadlight double glazed windows to the side, leadlight double glazed wooden door to the rear leading out to the garden, space for a dishwasher, space for a washing machine, space for an

American style fridge freezer, floor to ceiling storage cupboard, set of drawers, radiator, lino flooring.

First Floor Landing

Bedroom One

15'6" up to chimney breast x 15'5" into the bay

Coved ceiling with a pendant light, leadlight double glazed bay windows to the front, feature leadlight corner window, picture rails, floor to ceiling built in wardrobes with top boxes, two radiators, carpet.

Bedroom Two

10'10" x 8'6" up to chimney breast

Smooth ceiling with a pendant light, double glazed leadlight windows to the rear overlooking the garden, built in wardrobes with top boxes,

Bedroom Three

8'3" x 6'5"

Pendant light, leadlight double glazed window to the rear overlooking the garden, radiator, carpet.

Three-Piece Bathroom

8'0" > 4'8" max x 5'9" > 3'6"

Smooth coved ceiling with a pendant light, obscured leadlight double glazed window to the side, panelled bath with a shower over, pedestal wash basin, low-level WC, lino flooring, chrome heated towel rail.

Loft Room

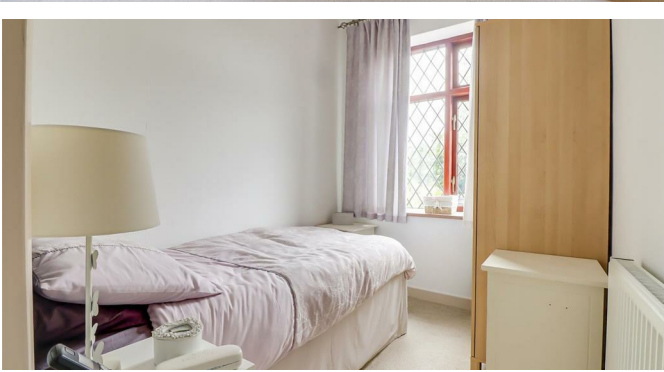
16'8" x 9'5"

Double glazed Velux window to the rear, eaves storage cupboard to the front, side and rear, carpet.

PLEASE NOTE: this is accessed via a pull-down ladder, but can be easily converted into an additional bedroom.

Rear Garden

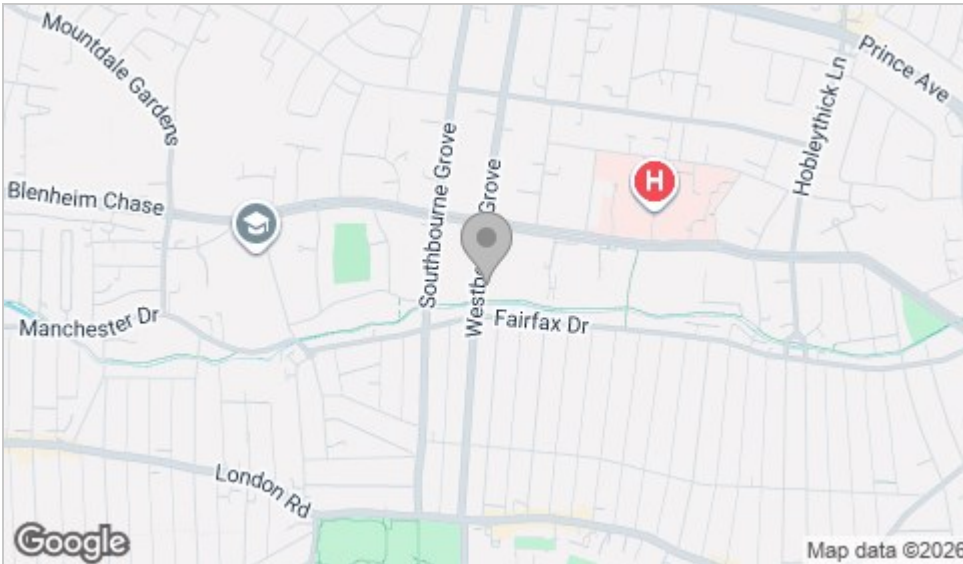
Commences with a decking area with the remainder laid to lawn with attractive flower and shrub planting areas, established tree and shrub boundaries, garden shed to the very rear, outside tap, outside lighting, side access to the front driveway.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
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