



* £500,000- £550,000 * Proudly positioned in the charming Southbourne Grove, Westcliff-On-Sea, this stunning extended three-bedroom semi-detached Edwardian family home offers a perfect blend of space, comfort and style. As you step inside, you are greeted by a welcoming hallway leading to the heart of the home which is undoubtedly the gorgeous kitchen family room, which provides a warm and inviting space for family gatherings and culinary adventures. There is a formal bay fronted lounge which is equipped with double doors meaning it can flow seamlessly into the kitchen family room. The property boasts a stylish three-piece family bathroom, along with a convenient downstairs WC, ensuring that the needs of a busy household are well catered for and the three bedrooms provide ample space for rest and personalisation. Location is key, and this home does not disappoint. It is situated just a stone's throw away from the vibrant Leigh Road and Leigh Broadway, where you will find a delightful array of shopping facilities, cafes, and restaurants. For those who enjoy the outdoors, Chalkwell Park is right on your doorstep, offering a lovely green space for leisurely strolls or picnics. Additionally, Chalkwell Beach and the station are within walking distance, making this property not only a beautiful home but also a practical choice for commuters and beach lovers alike. This semi-detached house is a wonderful opportunity for families seeking a stylish and convenient lifestyle in a sought-after area.

- Stunning extended semi-detached family home
- Gorgeous kitchen family room
- Spacious bay-fronted lounge
- Generous rear garden with large outbuilding
- Leigh Road and Leigh Broadway shopping facilities close by
- Three bedrooms
- Modern classic style throughout
- Stylish three-piece family bathroom and downstairs WC
- Doorstep to Chalkwell Park and walking distance to Chalkwell Beach and Station
- Westcliff Grammar School and Southend Hospital within walking distance

Southbourne Grove

Westcliff-On-Sea

£500,000

Price Guide



Southbourne Grove



Frontage

Brick wall perimeter with cast iron railing, cast iron gate, flower and shrub border, patterned tiled pathway leading to:

Entrance Hallway

15'5" x 5'2"

Smooth coved ceiling with a ceiling rose and inset spotlights, picture rail, dado rail, cast iron radiator, wood effect Herringbone Amtico flooring, new composite entrance door to the front, carpeted stairs rising to the first floor landing with understairs storage, door to:

Bay-Fronted Lounge

14'9" x 11'5"

Smooth ceiling with cornicing and a feature pendant light, double-glazed sash bay windows to the front with plantation shutters, picture rail, feature fireplace with a limestone surround and tiled hearth, cast iron radiator, wood effect Herringbone Amtico flooring, double doors to:

Kitchen Family Room

22'7" x 17'0"

Smooth ceiling with inset spotlights, two double-glazed Velux windows, double-glazed crittall doors to the rear opening out onto the garden, cast iron radiator, wood-effect Herringbone Amtico flooring. Kitchen comprising of; wall and base level units with a quartz roll edge worktop, centre island with a four-seater breakfast bar, butler sink with a brushed brass tap, space for a range cooker with a four-ring gas hob and an extractor fan over, integrated microwave, space for an American-style fridge freezer, pan drawers, integrated dishwasher, double column cast iron radiator, wood effect Herringbone Amtico flooring, door to:

Utility Room

6'10" x 6'6"

Smooth ceiling with inset spotlights, space for washing machine and tumble dryer on a stacker system, wall-mounted black heated towel rail, wood effect Herringbone Amtico flooring, sliding door to:

Downstairs WC

6'6" x 2'3"

Smooth ceiling with inset spotlights, heat alarm, extractor fan, obscured double-glazed UPVC window to the side, low-level WC, pedestal wash basin, wall-mounted boiler, wood effect Herringbone Amtico flooring.

First Floor Landing

Smooth ceiling with a pendant light, loft access (loft has a pull-down ladder and is fully insulated and boarded), picture rails, dado rails, carpet, doors to all rooms.



Bedroom One

15'5" x 13'1"

Smooth coved ceiling with a ceiling rose and a pendant light, picture rail, double-glazed sash bay window to the front with fitted plantation shutters, cast iron radiator, feature cast iron fireplace with original Victorian tiles, wooden flooring.

Bedroom Two

16'4" x 11'1"

Smooth coved ceiling with a ceiling rose and a pendant light, two double-glazed sash windows to the front with plantation shutters, cast iron radiator, wooden flooring.

Bedroom Three

8'6" x 5'6"

Smooth ceiling with a pendant light, cornicing, cast iron radiator, wooden flooring, double glazed UPVC door to the rear opening out onto a small balcony.

Three-Piece Family Bathroom

7'2" x 5'10"

Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the rear, paneled bath with a drencher head over, low-level WC, vanity unit wash basin, cast iron radiator, tiled flooring.

Rear Garden

Commences a paved patio area with the remainder laid to lawn, space for an outside seating area ideal for entertaining, mature tree, fencing to either side, outbuilding to the very rear, outside tap, outside lighting.

Outbuilding

Insulated, power, light, internet cable in here. There is a separate storage area attached.

Agents Notes:

All the white goods including what's in the utility room will be left subject to negotiation.

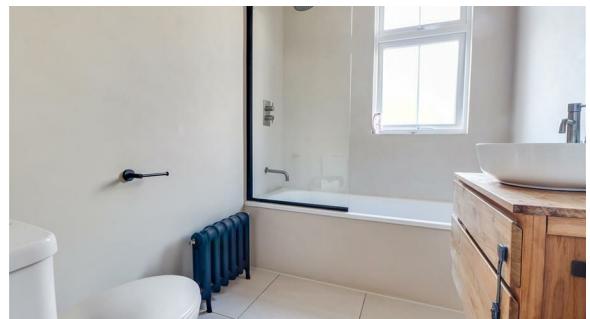
All the windows at the front of the property are new double-glazed sash windows installed in 2021.

Boiler was installed in 2021.

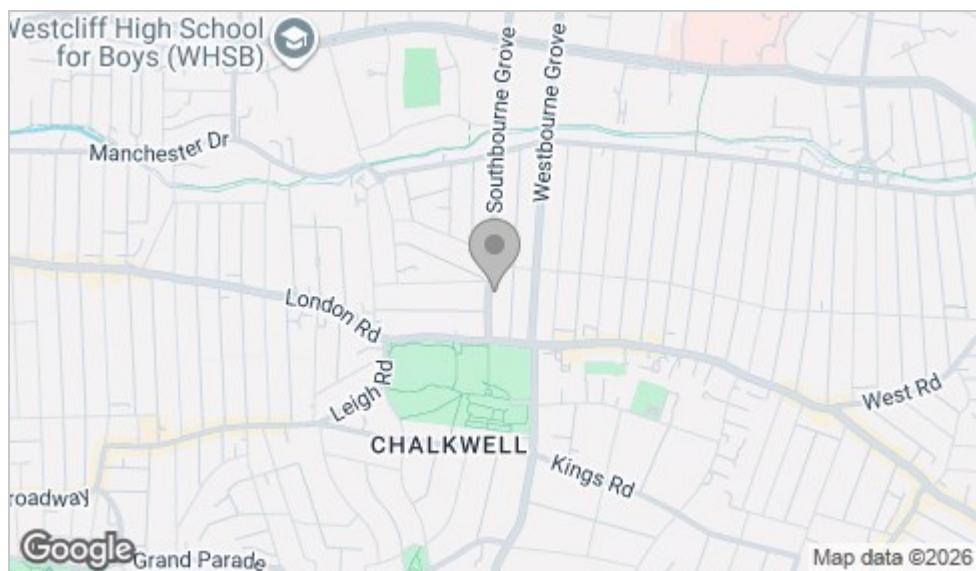
Council tax band: C



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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			
England & Wales		EU Directive 2002/91/EC	