

# bear

*Estate Agents*



Tucked away within the highly sought-after Arundel Gardens in Westcliff-on-Sea, this beautifully presented extended semi-detached family home perfectly combines timeless character with generous contemporary living space. Positioned within a picturesque tree-lined cul-de-sac, the property immediately impresses with its attractive kerb appeal and spacious driveway providing off-street parking for two large vehicles. Inside, the home offers bright and versatile accommodation throughout, beginning with an elegant dual-aspect lounge flooded with natural light and creating a warm, inviting setting for relaxing or entertaining. The true heart of the home is the stunning extended kitchen/family room; an exceptional open-plan space designed with modern family living in mind. Offering an abundance of room for dining, socialising and everyday life, this impressive area is further enhanced by a separate utility room and convenient downstairs WC. Upstairs, there are three generously sized bedrooms along with a well-appointed family bathroom and separate WC, perfectly suited to busy family life. To the rear, the beautifully maintained south-facing garden enjoys sunshine throughout the day, providing the ideal outdoor retreat for entertaining, children playing, or simply unwinding in peaceful surroundings. The location is equally impressive, being within walking distance of the renowned Westcliff and Southend Grammar Schools, while also offering easy access to local amenities, excellent transport links and the seafront. A wonderful opportunity to acquire a spacious and character-filled family home in one of Westcliff's most desirable residential locations.

- Extended semi detached family home
- Three good size bedrooms
- Dual aspect lounge to front
- Welcoming entrance porch and L-shaped hallway
- Potential to extend into loft space STP
- Huge kitchen family room
- Generous south backing rear garden
- Downstairs WC and separate utility room
- Popular and Quiet Cul de Sac location
- Catchment for Eastwood Academy and walking distance to Westcliff and Southend Grammar Schools

## Arundel Gardens

Westcliff-On-Sea

**£700,000**



# Arundel Gardens



## Frontage

Driveway for two large vehicles, side access to rear garden, access to:

## Porch/L-Shaped Entrance Hallway

Smooth ceiling with inset spotlights, composite entrance door to front with double glazed obscured leadlight windows, center carpeted stairs to first floor with under stairs storage, feature stained glass leadlight window to front, patterned tiled floor, door to:

## Downstairs WC

4'8" x 4'5"

Smooth ceiling with spotlight, extractor fan, wall hung wash basin, concealed wall hung low level WC, metro tiled shelf, part tiled walls, herringbone vinyl flooring.

## Lounge

14'5" > 12'8" x 9'9"

Smooth ceiling with inset spotlights, double glazed windows to front and obscured double glazed window to side, wood panelled walls, traditional style column radiator, built in tv unit with base level cupboards, herringbone vinyl flooring.

## Kitchen Family Room

29'9" x 25'1" > 19'11"

Dining/Study Area:

Smooth ceiling with inset spotlights, feature brick chimney breast with fireplace, herringbone vinyl flooring. Open to:

Lounge Area:

Smooth ceiling with inset spotlights, large double glazed skylight window, feature brick wall, 4 panel double glazed aluminum bi-folding doors to rear opening on to garden, herringbone vinyl flooring, open to:

Kitchen Area:

Smooth ceiling with inset spotlights, feature pendant lights, grey shaker style kitchen comprising wall and base level units with quartz worktops, large center island with breakfast bar and storage cupboards, pan drawers, floor to ceiling units including full height integrated fridge, full height integrate freezer, double larder unit with oak spice racks on inside of doors, display cabinets, double glazed Velux window to side, space for a range cooker with a 5 ring hob and extractor fan above, double ceramic inset butler sink with draining grooves and brushed brass tap, tiled splashbacks, double glazed window to rear overlooking garden, integrated Hotpoint dishwasher, pull out bin storage, inset dinner trays and chopping boards, herringbone vinyl flooring, door to:

## Utility

14'4" x 4'10"

Smooth ceiling with inset spotlights, Upvc double glazed door to side, wall mounted Ideal combination boiler, space for overspill fridge freezer, space for tumble dryer, plumbing for washing machine, herringbone vinyl flooring.

## First Floor Landing

Smooth ceiling with feature pendant light, stained glass leadlight window to front, loft hatch with fold down steps (loft boarded and insulated), carpet.

## Bedroom One

13'11" x 12'4" up to chimney breast

Smooth coved ceiling with pendant light, two built in wardrobes with drawers, additional built in set of drawers, picture rails, double glazed windows to rear overlooking garden, radiator, carpet.

## Bedroom Two

13'10" x 11'0"

Coved ceiling with picture rails, double glazed window to rear overlooking garden, radiator, carpet.

## Bedroom Three

10'0" x 7'3"

Smooth ceiling with pendant light, picture rails, radiator, laminate flooring.

## Family Bathroom

8'10" > 7'2" x 7'4"

Obscured leadlight double glazed window to front, tiled bath with shower over, pedestal wash basin, chrome heated towel rail, storage cupboard with top box, lino flooring, fully tiled walls.

## Separate WC

4'3" x 2'7"

Obscured double glazed window to side, low level WC, fully tiled walls and floor.

## South Facing Rear Garden

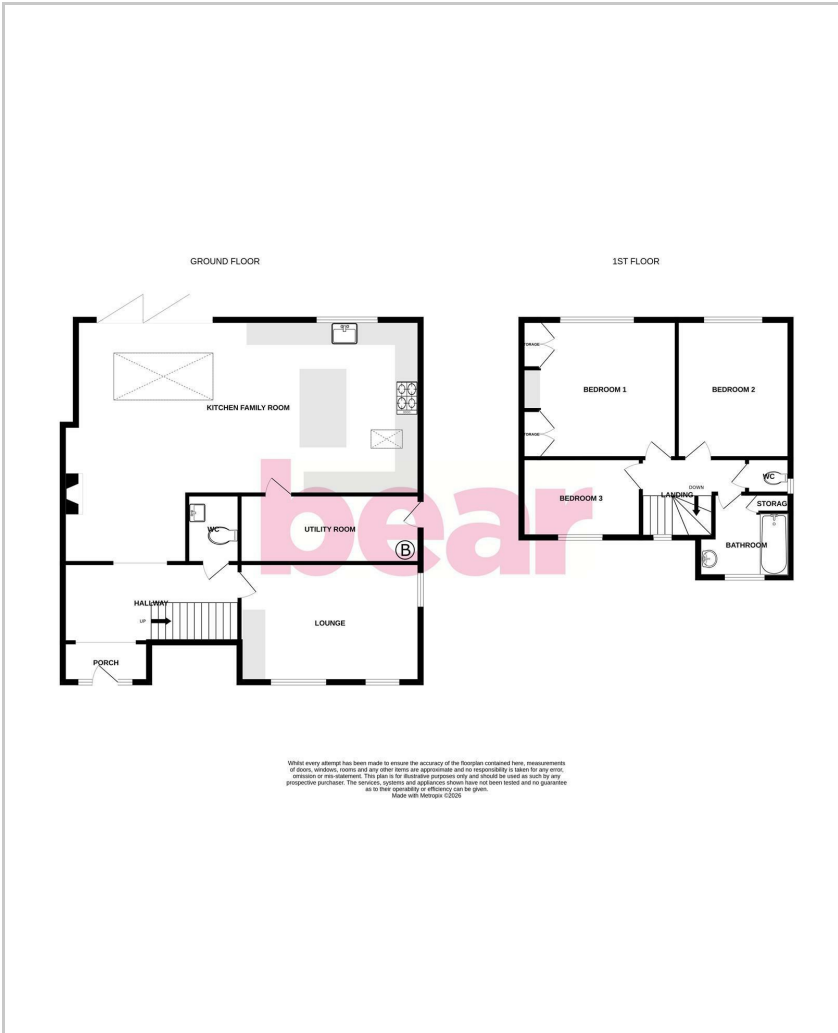
Commences with raised patio area with remainder mainly artificial lawn, further patio to rear with pitched roof cover, storage shed, raised flowerbed with built in seating, play area with soft matt tiles, outside tap, outside lighting, side access to front driveway.

## Agents Notes:

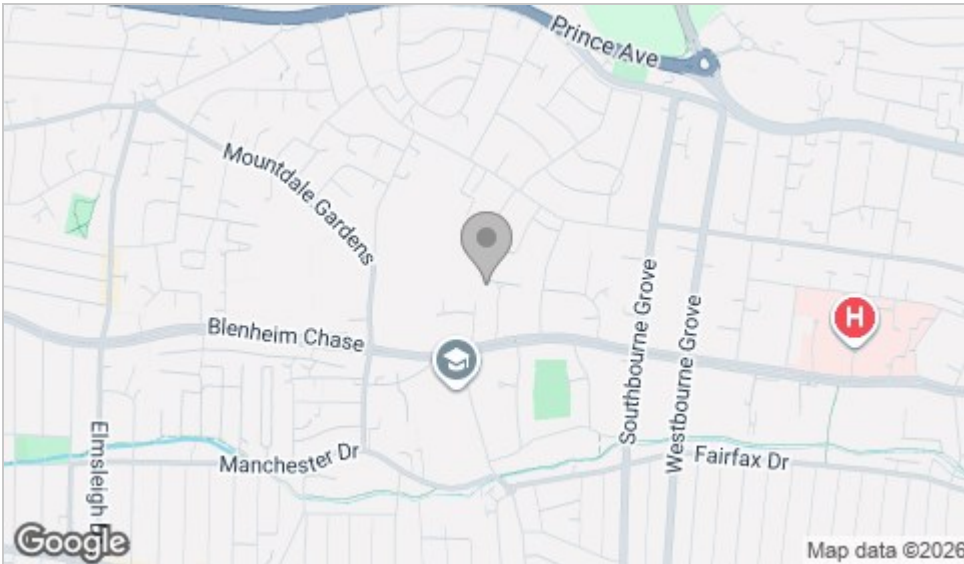
There is a state of the art alarm system with cameras.



# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		