

# bear

*Estate Agents*



\*£900,000 - £1,000,000\* \*NO ONWARD CHAIN\* Occupying a desirable position on Seymour Road in Westcliff-on-Sea, this characterful detached home presents a rare opportunity for buyers seeking a property with significant potential in a highly sought-after location. Requiring modernisation throughout, the property offers the perfect canvas for those looking to create a bespoke family home tailored to their own tastes and requirements. The accommodation comprises four generously sized bedrooms and two spacious reception rooms, providing ample living space for growing families. While the property would benefit from refurbishment, it retains plenty of charm and offers excellent scope for improvement, extension, and enhancement, subject to any necessary consents. Externally, the property features a driveway providing off-street parking for two large vehicles, along with an attached garage. To the rear, a substantial garden offers exceptional outdoor space with endless possibilities for landscaping, entertaining, or future development. A large storage shed adds further practicality. The location is a particular highlight, with the vibrant amenities, restaurants, and boutiques of Leigh Broadway and Leigh Road just a short distance away. Chalkwell Park and the seafront are both within easy walking distance, providing beautiful open spaces and coastal walks right on your doorstep. Properties of this nature, offering such generous accommodation, a sizeable plot, and outstanding potential, rarely come to the market. This is an exciting opportunity to acquire a home in one of the area's most desirable locations and transform it into something truly special.

- Character detached home
- Huge rear garden with a large storage shed
- Family bathroom with separate WC
- Leigh Broadway and Leigh Road shopping facilities close by
- Being sold with no onward chain
- Driveway for two large vehicles and an attached garage
- Four well-sized bedrooms
- Large kitchen family room
- Short stroll to Chalkwell park and Beachfront
- Rare opportunity to make this house your home

## Seymour Road

Westcliff-on-Sea

**£900,000**

Price Guide



# Seymour Road



## Frontage

Driveway for two large vehicles, attractive front garden area offering potential to create further parking, access to the garage, side access to the rear garden, access to:

## Front Porch

10'2" x 3'1"

Windows to the front and side, solid wood entrance door to the front, tiled flooring, access to:

## 'L' Shaped Entrance Hallway

Solid wood entrance door to the front, coved ceiling, picture rails, carpeted stairs rising to the first floor with under stairs storage, radiator, carpet.

## Lounge

18'0" x 12'4"

Coved ceiling, double glazed window to the side, windows to the front with secondary glazing, feature fireplace with a gas fire, two radiators, carpet.

## Dining Room

13'3" x 11'9"

Coved ceiling with a pendant light, wooden door to the rear leading out to the garden, windows to the side and rear with secondary glazing overlooking the garden, radiator, carpet.

## Kitchen Breakfast Room

15'11" x 9'11"

Windows to the side and rear with secondary glazing overlooking the garden, door to the side leading out to the garden. Kitchen comprising of; wall and base level units with a square edge laminate worktop, double stainless steel sink and drainer with chrome mixer taps, space for a fridge freezer, space for a dishwasher, space for a washing machine, space for a tumble dryer, space for a cooker with an extractor fan above, two floor to ceiling cupboards either side of the chimney breast, one housing a wall mounted Worcester boiler, breakfast bar, two radiators, lino flooring.

## 'L' Shaped First Floor Landing

Picture rails, loft hatch, built in floor to ceiling storage and top boxes housing the water tank, obscured window to the side with secondary glazing, radiator, carpet, door to:

## Bedroom One

15'8" x 12'5"

Picture rails, windows to the front and sides with secondary glazing offering sea views, feature fireplace with a wooden surround, radiator, carpet.

## Bedroom Two

13'3" x 11'9"

Smooth ceiling with a pendant light, wash basin with base level storage, feature fireplace with a wooden surround, windows to the side and rear with secondary glazing overlooking the garden, fitted floor to ceiling wardrobes and shelving with a dressing table and drawers, radiator, carpet.

## Bedroom Three

9'8" x 9'4" plus recess area over the stairs

Picture rails, windows to the front with secondary glazing, radiator, carpet.

## Bedroom Four

9'11" x 9'0"

Picture rails, built in storage cupboard, window to the rear with secondary glazing overlooking the garden, radiator, carpet.

## Bathroom

7'0" x 4'11"

Pendant light, obscured windows to the rear with secondary glazing, double walk-in shower, pedestal wash basin, radiator, fully tiled walls, carpet.

## Separate WC

4'7" x 2'7"

Obscured window to the side, low-level WC, radiator, part tiled walls, carpet.

## Rear Garden

Commences with a crazy paved patio area with the remainder laid to lawn, established tree, shrub and flower borders, large garden shed, greenhouse to the rear, outside tap, outside lighting, side access back to the front driveway, access to:

## Garage

17'10" x 9'6"

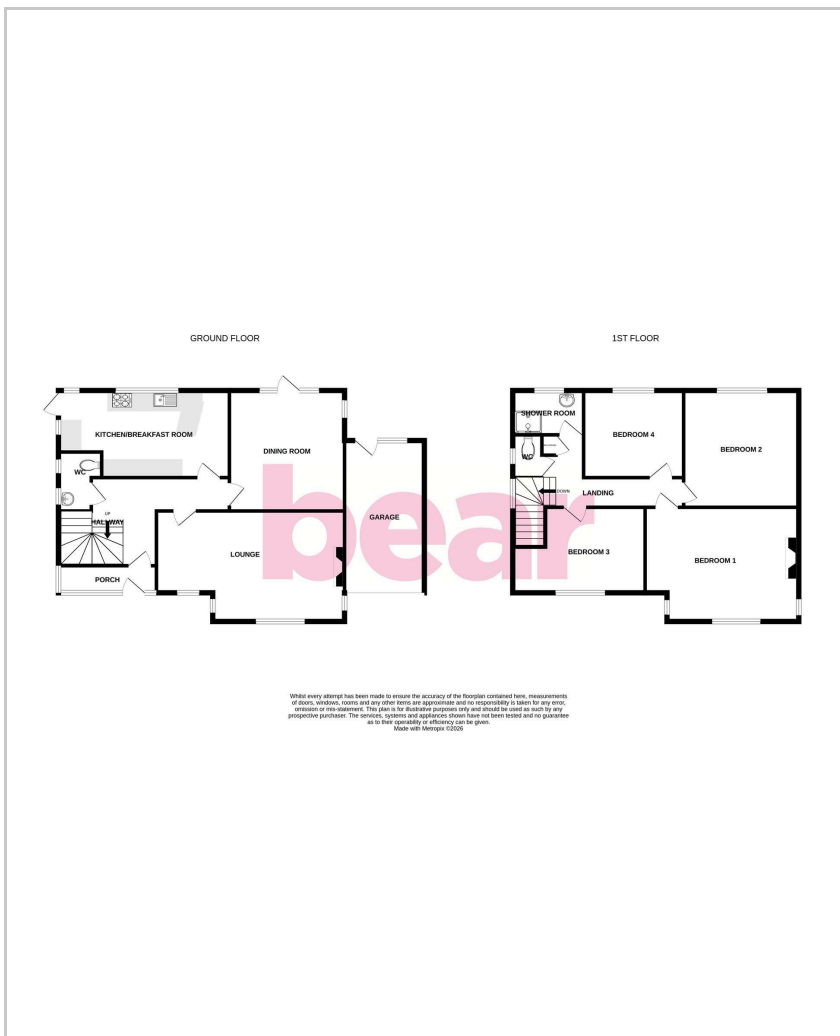
Up and over door to the front, solid wood door leading out to the garden, power, light concrete base, pitched roof (could be converted for storage).

## Agents Notes:

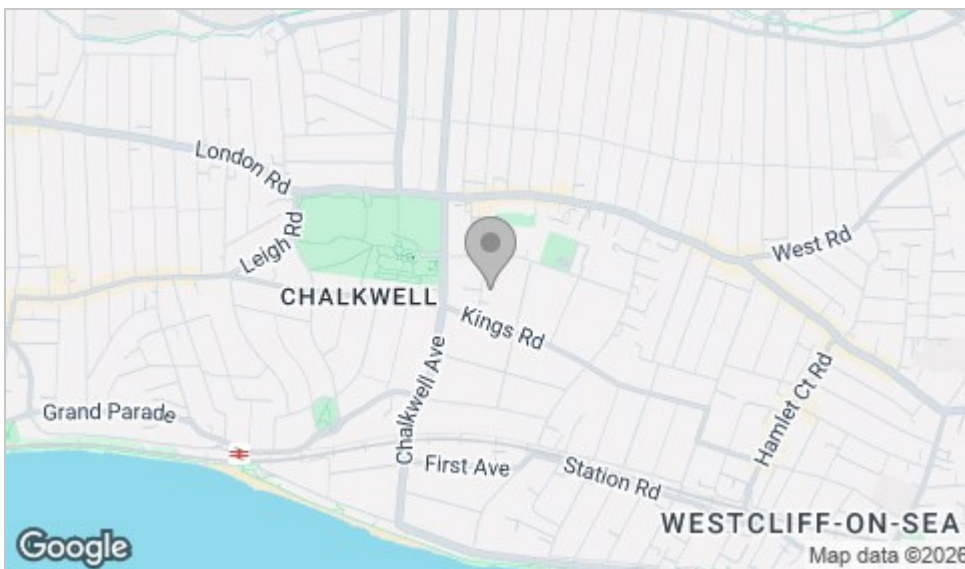
Council tax band: F



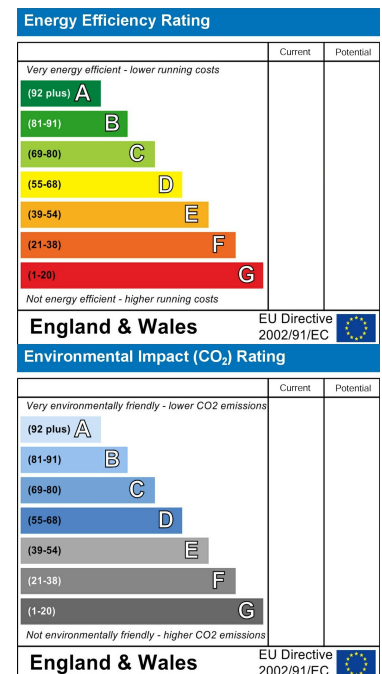
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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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