



# FOR SALE

## Southbourne Grove, Hockley SS5 5EE

£395,000 Freehold

- Semi-Detached Property
- Refurbished Throughout
- 3 Bedrooms
- Three Piece Bathroom
- Lounge to Front
- Open Plan Kitchen Diner
- Utility Area
- South Facing Garden
- Garage & Driveway
- Modern Neutral Decor

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Exceptional three bedroom semi-detached house in a popular residential area of Hockley. This fantastic property has been renovated throughout to a high standard and offers bright modern living. To the ground floor is a spacious entrance hallway, lounge to front aspect and dining room to rear open to contemporary kitchen & utility area, with three good size

bedrooms and three piece bathroom to the first floor. Externally there is the added benefit of a detached garage to rear, off street parking to front and ample size south facing garden with lawn & patio area.

### Entrance

Composite front door with side glazed panel into spacious entrance hallway with wood effect flooring, radiator, skirting and under stair cupboard.

### Lounge

15'11 into bay x 10'9 (4.85m into bay x 3.28m)  
Lounge to front aspect with double glazed bay window, wood effect flooring, radiator and chimney breast with stone hearth.

### Dining Room

12'11 x 10'9 (3.94m x 3.28m)  
Dining room to rear with wood effect flooring, inset spotlights, tall radiator and double glazed window and door to rear garden. Open through to kitchen.

### Kitchen

9'10 x 7'2 (3.00m x 2.18m)  
Newly fitted modern kitchen with tiled floor, inset spotlights and open through to utility area. The kitchen has a range of units, work surface and integrated eye level oven, fridge freezer, hob and extractor hood.

### Utility Area

7'7 x 5'9 (2.31m x 1.75m)  
The utility area has a continuation of the kitchen tiled floor and colour scheme with integrated dishwasher, space for washer and dryer, extractor fan and inset sink.

### First Floor

Stairs to first floor landing with fitted carpet, double glazed window to side aspect, loft hatch and doors to all rooms.

### Bedroom 1

15'11 into bay x 11'2 (4.85m into bay x 3.40m)  
Bedroom to front aspect with fitted carpet, double glazed bay window and radiator.

### Bedroom 2

12'7 x 10'1 (3.84m x 3.07m)  
Bedroom to rear aspect with fitted carpet, fitted wardrobe, double glazed window and radiator.

### Bedroom 3

8'10 x 6'8 (2.69m x 2.03m)  
Bedroom to front aspect with fitted carpet, double glazed window, radiator and fitted cupboard housing wall mounted boiler.

### Bathroom

7'5 x 7' (2.26m x 2.13m)  
Fully tiled three piece bathroom comprising of WC, vanity wash hand basin and P shape bath with rain head shower and glass screen. Obscure double glazed window to rear and chrome heated towel rail.

### Rear Garden

Pleasant south facing rear garden with patio area and lawn. Side access to front.

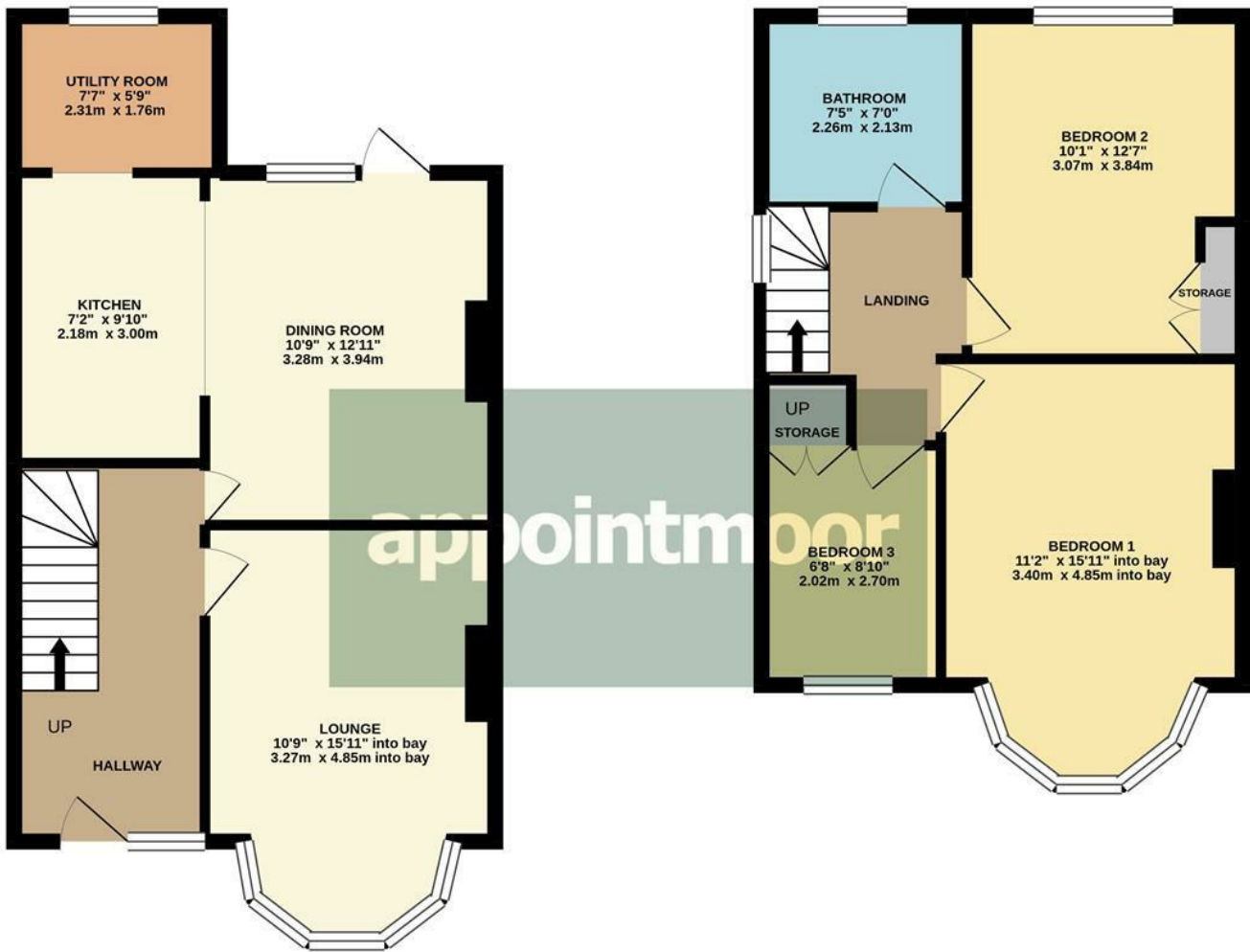
### Garage & Parking

Detached garage to rear garden and paved frontage for off street parking.



GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		87
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>	50	
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		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>		86
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>	43	
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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