



# FOR SALE

**Hermitage Road,  
Westcliff-On-Sea SS0 7NQ**

Guide Price £500,000 Freehold Council Tax Band - D

1582.31 sq ft

- Five Bedroom Three Story House
- Luxurious Loft Conversion With En Suite And Walk-In Wardrobe
- Cosy Lounge With Log Burner And Exposed Brick Feature
- Contemporary Rustic Open Plan Kitchen/Diner With Central Island
- Elegant Bay Windows Flooding Rooms With Natural Light
- Off-Street Parking And Low Maintenance Front Garden
- Stunning High Ceilings And Grand Entrance Hallway
- Ornamental Period Character Fireplaces Throughout
- Practical Utility/Conservatory Space With Downstairs W/C
- Prime Coastal Location Walking Distance To Seafront And Station

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

**appointmoor**

## Description

\*GUIDE PRICE £500,000 - £525,000\*

This beautifully presented period home blends timeless features with modern family living. From high ceilings and exposed brick fireplaces to a contemporary rustic style kitchen/diner and a luxurious loft suite, each floor is thoughtfully designed. Five bedrooms, flowing spaces, and refined finishes make this a forever home with space to grow and room to relax.

The home offers off-street parking for one vehicle and a private front garden framed by mature hedges. A gravelled wraparound rear garden and a rare front balcony feature add period charm to the exterior. Whether hosting guests or enjoying a quiet morning coffee, the outside spaces complement the character within.

Positioned in a desirable Westcliff location, the property enjoys close proximity to the seafront and Southend's coastal delights. Shops, restaurants, and cultural attractions are all easily accessed by foot or local transport. Westcliff Train Station and major bus routes make commuting or weekend outings effortless.





## Measurements

Lounge  
13'10 x 12'7 into recess x 11'3 (4.22m x 3.84m into recess x 3.45m)  
Hallway  
26'0 x 3'3 x 5'2 (7.94m x 1.00m x 1.60m)  
Kitchen/Dining Room  
11'11 x 32'5 (3.65m x 9.89m)  
Utility Room/Conservatory  
7'11 x 5'2 (2.42m x 1.58m)  
WC  
4'1 x 2'6 (1.25m x 0.78m)  
Bedroom 1  
16'7 x 11'6 (5.06m x 3.51m)  
En-Suite  
6'4 x 6'5 (1.94m x 1.98m)  
Bedroom 2  
12'5 x 10'10 x 11'8 into recess (3.79m x 3.31m x 3.56m into recess)  
Bedroom 3  
9'10 x 11'1 into recess x 11'6 (3.00m x 3.38m into recess x 3.51m)  
Bedroom 4  
10'7 into recess x 9'4 x 9'8 (3.25m into recess x 2.87m x 2.96m)  
Bathroom  
8'5 x 5'6 < 7'8 (2.57m x 1.70m < 2.34m)  
Landing  
20'4 x 5'2 (6.20m x 1.60m)  
Bedroom 5/Office  
8'8 x 4'10 (2.65m x 1.49m)

## Ground Floor

From the moment you step inside, the high ceilings and expansive hallway create an unforgettable first impression, hinting at the charm and character that awaits. To the left, a cosy lounge boasts a stunning exposed brick chimney breast and warming log burner with a classic bay window adjacent that floods the room with natural light. Continuing through the hallway, the open-plan kitchen/dining area offers a wonderful rustic yet contemporary quality, with a central island making an ideal prep station for evening meals. Flowing through to the dining room, there an ornamental fireplace feature setting a sophisticated atmosphere with dark blue and wooden tones throughout. This space is ideal for entertaining with its open plan design. At the rear, small double doors reveal a practical utility/conservatory area with ample space to conceal household appliances and a convenient downstairs W.C. Cleverly designed doorways from both the hallway and kitchen create a seamless loop, enhancing the flow and function of this inviting home.



## First Floor

As you ascend to the first floor, you're greeted by bedroom 2, a generous double with built-in storage, ornamental fireplace, and elegant window shutters. The family bathroom follows, featuring a luxurious freestanding bath with overhead shower, chic patterned flooring, white tiled walls, w/c and a stylish vanity basin. Bedroom 4, another double room, offers a cosy retreat with period charm, built-in storage, and an ornamental fireplace. Bedroom 3, filled with natural light from a charming half-bay window, also includes storage and a feature fireplace. Finally, Bedroom 5, currently used as a study, would make an ideal nursery or creative space, offering flexibility for growing families or work-from-home needs.

## Second Floor

The second floor is devoted to an exceptional principal suite, an expansive loft conversion designed for comfort and privacy. With eaves storage, a sleek en suite shower room, and a walk-in wardrobe, this top-floor retreat is a true sanctuary. Light, space, and intelligent design combine to create a bedroom that delivers both function and indulgence in equal measure.

## Exterior

Set back behind a charming low-maintenance front garden with artificial grass and hedged borders for privacy, the home offers off-street parking for one vehicle and a peaceful setting. A paved pathway guides you to the front door. The rear garden is gravelled with a low level bricked border with mature shrubbery continues by wrapping around the side of the property. A unique front-facing balcony adds a final touch of character and charm to this period home.

## Location

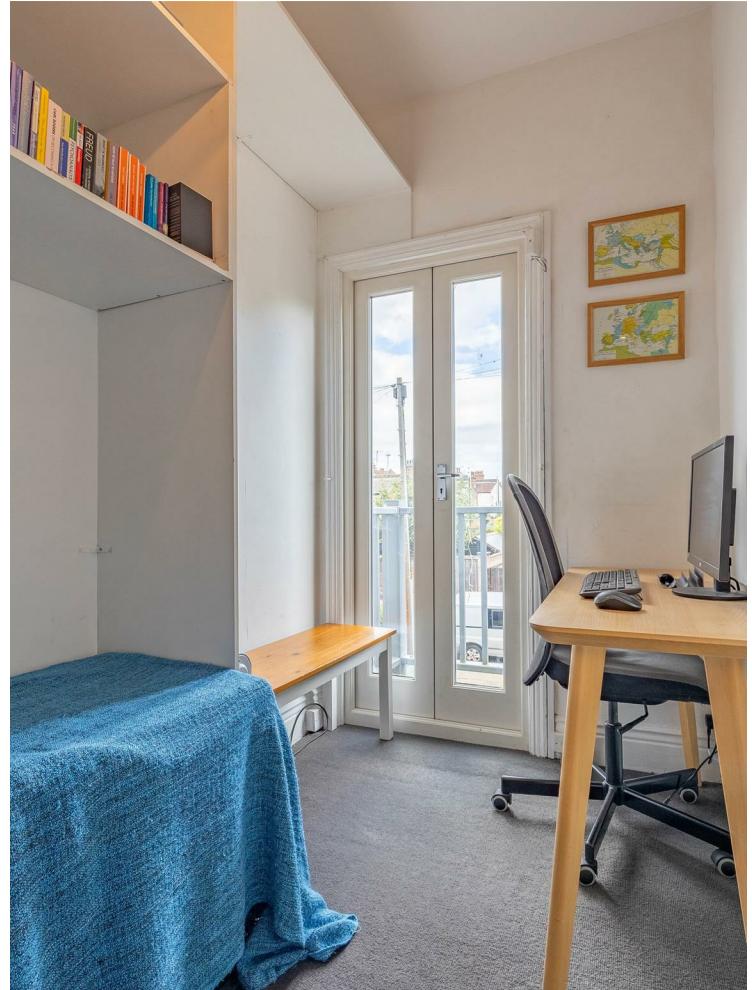
Tucked away on Hermitage Road, this home offers the perfect balance of tranquillity and coastal convenience. Within walking distance to the vibrant seafront, you're moments away from charming cafés, amusements, and family-friendly restaurants. For commuters, Westcliff Station is also within walking distance, and nearby bus routes offer quick links into Southend City Centre and beyond. Whether for work or leisure, everything is within reach.

## School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery  
Belfairs Academy

## Tenure

Freehold

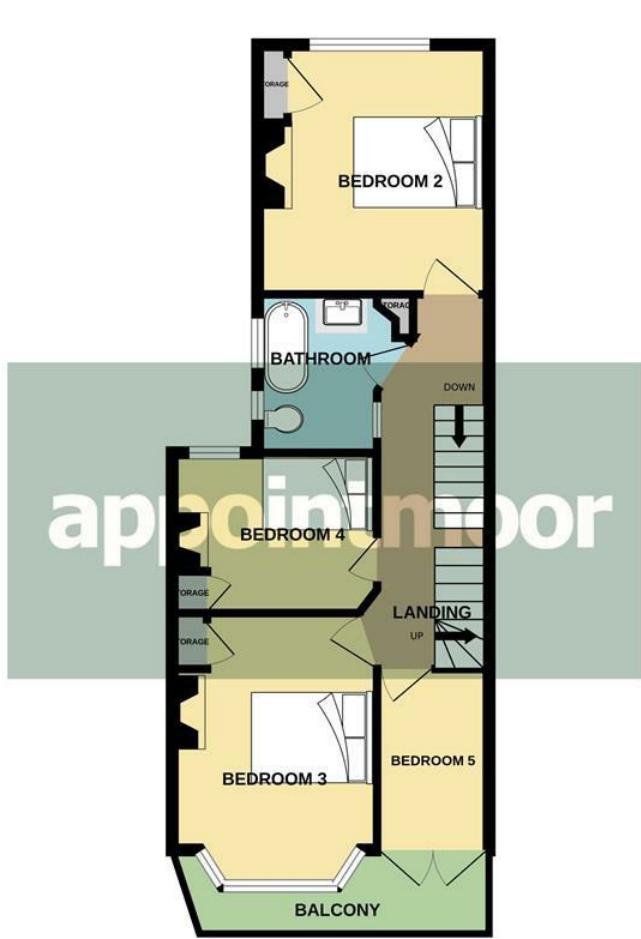




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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