



# FOR SALE

## Westbourne Grove, Westcliff-On-Sea SS0 0PT

Guide Price £650,000 Freehold

- Detached House
- Large Lounge & Kitchen Diner
- Conservatory to Garden
- 3 Bedrooms to First Floor
- 2 Further Loft Bedrooms
- Bathroom & Ground Floor WC
- Immaculate Spacious Rear Garden
- Detached Garage
- Off Street Parking to Front
- Central Westcliff Location

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

**appointmoor**

## Description

Guide Price £650,000 - £700,000. Charming five bedroom detached character property located in the heart of Westcliff, convenient for the hospital, local schools and travel routes. This spacious house offers good size bright rooms throughout and ample external space. To the ground floor is a welcoming entrance hallway, lounge to front, large kitchen diner and brick

built conservatory out to the garden. Three bedrooms to the first floor with bathroom and separate WC and a further 2 loft bedrooms with eaves storage to the second floor. Externally there is a gated and paved frontage offering parking for several vehicles, detached garage and attractive sun filled rear garden with terrace, lawn and mature shrubbery. Viewing highly advised.

### Owners Comments

What we like the most -

Our warm, sunlit conservatory, on winter mornings.

The high ceilings and character of our rooms.

A glass of wine on the terrace on peaceful summer evenings.

The elegant willow tree in full bloom.

### Entrance

Front door into welcoming entrance hallway with parquet wood flooring, stained glass window to front, coving and dado rail. Stairs to first floor and doors to all rooms.

### Lounge

Double doors into lounge to front aspect with fitted carpet, double glazed window, coving and dado rail. Feature fireplace with marble hearth and double doors through to kitchen diner.

### Kitchen Diner

Great size kitchen diner to rear aspect with glazed double doors out to conservatory. Parquet wood flooring, spotlights and coving, open to the kitchen area which has porcelain tiled floor, spotlights and double glazed window to side. The kitchen has a range of wall and base units with tiled splash backs, quartz work surface, inset sink with mixer tap and breakfast bar area. Integrated appliances include a Neff double eye level oven, hob and extractor.

### Conservatory

Brick built conservatory with double doors leading out to rear garden. Tiled floor, apex roof and double glazed windows to three sides.

### WC

Ground floor cloakroom comprising of WC and vanity wash hand basin. Laminate floor, spotlights and double glazed window to side.

### First Floor

Stairs to first floor landing with fitted carpet and stained glass window to side aspect. Storage cupboard and doors to all rooms.

### Bedroom 1

Bedroom to front aspect with double glazed window, fitted carpet, coving, fitted cupboard and a range of fitted wardrobes.

### Bedroom 2

Bedroom to rear aspect with double glazed window, coving, fitted carpet and fitted wardrobes with mirror sliding doors.

### Bedroom 3

Bedroom to front aspect with double glazed corner window, laminate floor and picture rail.

### Bathroom

Fully tiled three piece bathroom comprising of pedestal wash hand basin, bath with telephone style mixer tap and attachment, and corner shower cubicle with curved glass door.

### WC

Separate WC.

### Second Floor

Stairs to second floor landing with fitted carpet.

### Bedroom 4

Loft bedroom with laminate floor, skylight window and eaves storage.

### Bedroom 5

Loft bedroom with fitted carpet, skylight window and eaves storage.

### Rear Garden

Attractive and well kept sun filled rear garden commencing with paved terrace area leading down to lawn with mature trees and shrubbery. Gated front access and timber fencing.

### Garage & Parking

Gated entrance to paved frontage offering off street parking for several vehicles and a detached garage to the rear of the property.



GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR  
595 sq.ft. (55.2 sq.m.) approx.

2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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>		
(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>55</b>	<b>83</b>
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>		
(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			
England & Wales	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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