



# FOR SALE

## Eastbourne Grove, Westcliff-On-Sea SS0 0QF

£625,000 Freehold

- Double Fronted Family Home
- 6 Bedrooms
- Accommodation over 3 Floors
- Three Reception Rooms
- Three Bathrooms
- Spacious Contemporary Kitchen
- Rear Garden with Summerhouse
- Classic Modern Decor
- Off Street Parking for 3 Cars
- Convenient for Hospital & Schools

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

**appointmoor**

# Description

Stunning 6 bedroom family home offering spacious living spread over three floors. In a classic style with contemporary touches, this property located in a popular residential area convenient for local schools, the hospital and with good travel links. To the ground floor are three good size reception rooms, modern kitchen, utility and cloakroom, five bedrooms to

the first floor with two bathrooms and a further top floor master suite with bathroom. Luxury, comfort and style throughout with pleasant neutral decor, two feature fireplaces and full double glazing. Externally the property benefits from a paved frontage for off street parking for 3 vehicles and a well maintained rear garden with patio and summerhouse.

## Entrance

Paved frontage with off street parking for 3 vehicles. Double doors into porch area with tiled floor and double glazed windows to side with solid front door into hallway.

## Hallway

Spacious hallway with wooden floor, cast iron style radiator, light fixture and doors to all rooms.

## Lounge

14'6 x 11'4 (4.42m x 3.45m)

Lounge to front aspect with double glazed window, coving & skirting, wood floor, light fixture, radiator and feature fireplace with hearth.

## Reception Room

24'4 x 11'4 (7.42m x 3.45m)

Rear reception room with wood floor, coving & skirting, two light fixtures, double glazed window to side aspect and double glazed french doors out to rear garden. Feature fireplace with hearth and stove.

## Kitchen

16'5 x 14'7 max (5.00m x 4.45m max)

Contemporary kitchen with a range of wall and base units with complimentary granite work surface, splash back and integrated double sink. Integrated appliances include Range Master double oven with size burner gas hob & extractor, dishwasher, Smeg microwave and space for fridge freezer. Tiled floor, spotlights, cast iron style radiator, double glazed window to side and double glazed door out to garden.

## Dining Room

19'8 x 9'4 (5.99m x 2.84m)

Dining room to front aspect with wood floor, double glazed window, coving & skirting, cast iron style radiator and door to utility room.

## Utility Room

5'7 x 5'3 (1.70m x 1.60m)

Utility room with part tiling, light fixture, extractor fan and space for washer & dryer.

## WC

4'5 x 2'8 (1.35m x 0.81m)

Essential ground floor cloakroom with WC and vanity wash hand basin. Fully tiled with spotlights and extractor fan.

## First Floor

Wooden staircase to first floor with fitted carpet runner and carved spindle balustrade.

## Bedroom 2

16'3 x 11'9 (4.95m x 3.58m)

Bedroom two to front aspect with coving & skirting, double glazed window, fitted carpet, light fixture and radiator.

## Bedroom 3

12'6 x 11'9 (3.81m x 3.58m)

Bedroom three to rear aspect with coving & skirting, double glazed window, fitted carpet, light fixture, fitted cupboard and radiator.

## Bedroom 4

9'4 x 9'5 (2.84m x 2.87m)

Bedroom four to rear aspect with coving & skirting, double glazed window, fitted carpet, light fixture and radiator.

## Bedroom 5

9'3 x 9'7 (2.82m x 2.92m)

Bedroom five to front aspect with coving & skirting, double glazed window, fitted carpet, light fixture and radiator.

## Bedroom 6

7'7 x 7'1 (2.31m x 2.16m)

Bedroom six with coving & skirting, double glazed windows to side and front aspects, fitted carpet, light fixture and radiator.

## Bathroom

8'8 x 6'11 (2.64m x 2.11m)

Three piece suite comprising of WC, pedestal wash hand basin and roll top freestanding bath with shower attachment. Fully tiled with cast iron style radiator, double glazed window to rear and spotlights.

## Shower Room

5'11 x 2'10 (1.80m x 0.86m)

Two piece shower room comprising of vanity wash hand basin and shower cubicle with rain head shower and hand held shower attachment. Fully tiled with heated towel rail and extractor fan.

## Second Floor

Stairs to second floor with fitted carpet and Velux window.

## Master Bedroom

18' x 12'4 max (5.49m x 3.76m max)

Beautiful master bedroom with two Velux windows to front and double glazed windows to rear aspect, fitted carpet, spotlights, radiator, light fixture and eaves storage.

## En-Suite

6'10 x 5'11 (2.08m x 1.80m)

Fully tiled master en-suite with WC, vanity wash hand basin and free standing bath with shower attachment. Double glazed window to rear, spotlights and extractor fan.

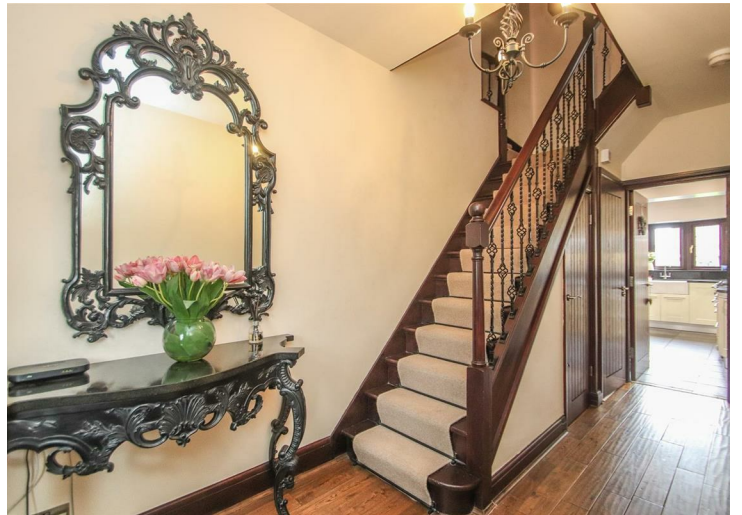
## Rear Garden & Summerhouse

approx 70' (approx 21.34m)

Timber fence enclosed rear garden with paved patio area, lawn and mature well-kept flower beds. Summerhouse to rear of garden.

## Parking

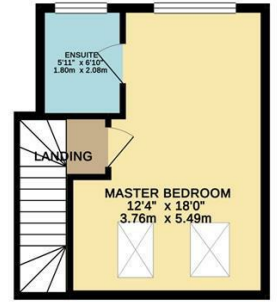
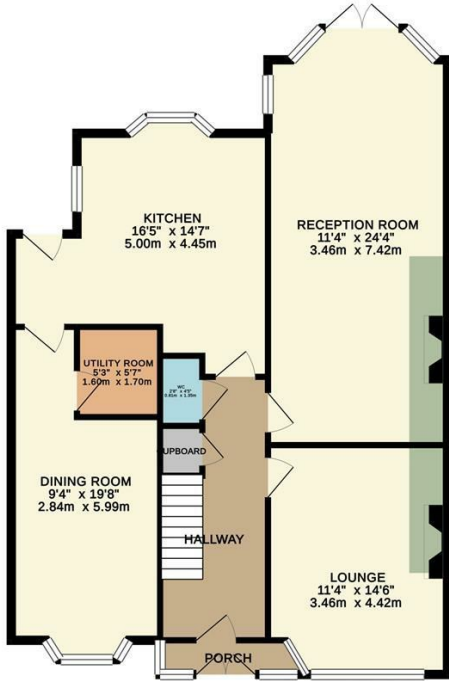
Paved frontage with off street parking for 3 vehicles.



GROUND FLOOR 973 sq. ft.  
( 90.4 sq. m. )

1ST FLOOR 724 sq. ft.  
( 67.2 sq. m. )

2ND FLOOR 274 sq. ft.  
( 25.4 sq. m. )



appointmoor

TOTAL FLOOR AREA : 1971 sq. ft. ( 183.1 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.  
Made with Metropix ©2019



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>45</b>	<b>73</b>
<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	

**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**

**appointmoor**

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



[facebook.com/appointmoor](https://facebook.com/appointmoor)



[Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)



[twitter.com/appointmoor](https://twitter.com/appointmoor)



[linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)