



WESTBOROUGH ROAD, WESTCLIFF ON SEA
GUIDE PRICE: - £375,000 TO £400,000 FREEHOLD

BRAND NEW THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING

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DESCRIPTION:

**** Guide £375,000 - £400,000 **** Winkworth of Leigh are delighted to offer for sale this brand-new semi-detached home.

This stunning new build, finished to the highest of standards, is spread over three floors and offers modern living with a touch of luxury. Boasting three bedrooms and two luxury bathrooms, this property is perfect for families looking for a contemporary home in a prime location.

With three bedrooms, two luxury bathrooms. Open plan living area, ground floor W.C. and off-Street Parking.

The property is finished to the highest standards, with attention to detail evident throughout. Within walking distance of local schools and amenities, making it an ideal location for families.

This brand-new semi-detached home is a rare find and offers a unique blend of luxury, comfort, and convenience.

Don't miss the opportunity to make this your new home. Contact Winkworth of Leigh today to arrange a viewing.

Entrance Door: -

Entrance Hall: - Double glazed window to

front aspect. Spacious reception hall with stairs leading to the first floor. Under stairs storage cupboard. Doors lead to: -

Reception / Home Office: - 10' 1" x 5' 4" Double glazed window to front aspect. This room could be used as a reception space or home office.

Ground Floor W.C.: -5' 4" x 2' 11" Double glazed window to side aspect. Low level W.C. and vanity wash hand basin with storage beneath. Chrome towel radiator.

Kitchen / Dining / Living Room: - 12' 34" x 11' 6" A lovely light room with folding doors that open directly onto the south backing garden; perfect for entertaining. A modern fitted kitchen comprises of range of full height, eye level and base storage units complemented by the quartz work surfaces with undermount sink and inset mixer tap. Matching quartz upstands. Inset hob under extractor. Built-in single oven.

First Floor Landing; - Doors to all rooms and also the inner landing area, accessing the second-floor accommodation.

Bedroom 1: -11' 22" x 8' 2" Double glazed window to rear aspect.

Bedroom 2: -9' 9" x 5' 1" Double glazed window to front aspect.

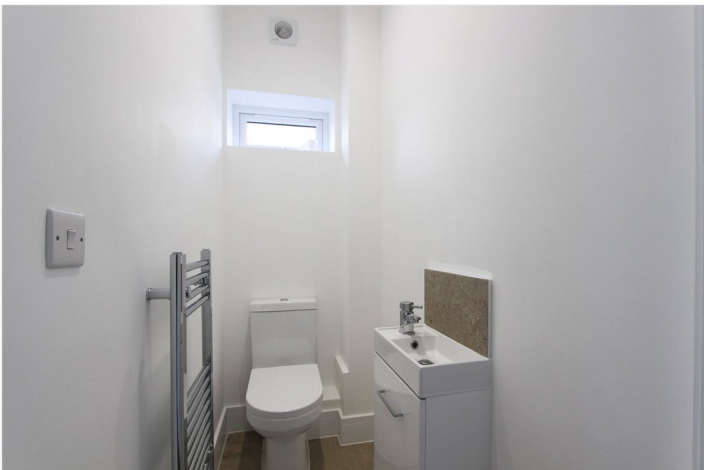
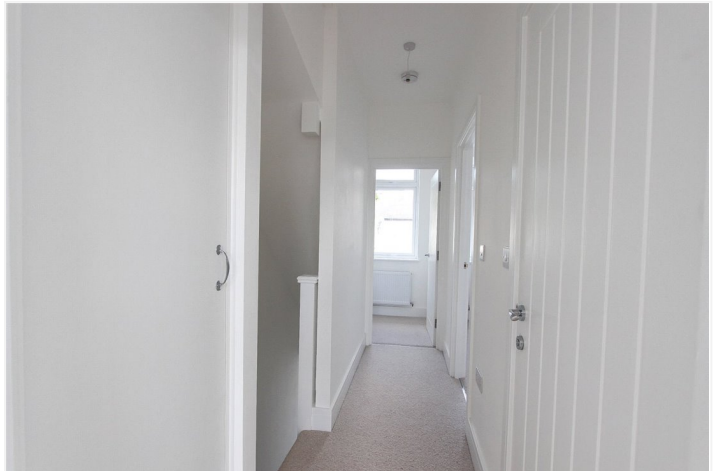
Bathroom: - 5' 8" x 5' 2" Obscure double-glazed window to side aspect. A part tiled room comprising bath with shower above and screen, low level W.C. and vanity was hand basin with storage beneath. Chrome towel radiator. Extractor fan.

Inner Landing: - Double glazed window to front aspect. Stairs rise to: -

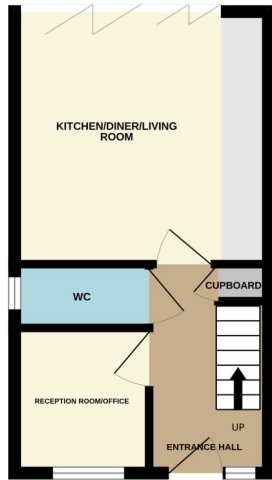
Bedroom 3: -13'5" x 11' 9" Double glazed window to side aspect and two Velux windows to front offer lots of natural light. Sliding pocket door to:

En-Suite: - 7' 8" x 4' 6" Obscure double-glazed window to rear aspect. A lovely modern suite comprising of walk-in shower with glass screen, low level W.C. and vanity wash hand basin with storage beneath. Part tiling to walls Chrome towel radiator. Extractor fan.

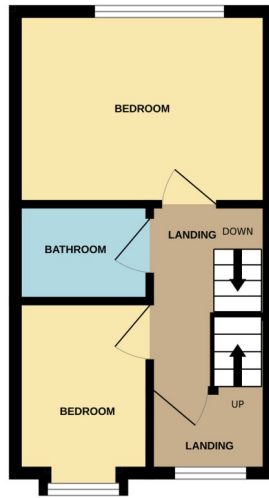
Rear Garden & Parking: - The low maintenance south backing garden commences from the back of the property with a small patio area the extends down one side to the secure parking area; accessed via double gates. Patio area leading to lawn.



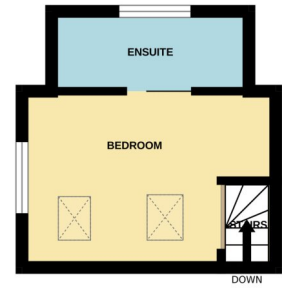
GROUND FLOOR



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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Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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