



SOUTHBOURNE GROVE, WESTCLIFF ON SEA
Guide Price £625,000 to £650,000 FREEHOLD

FOUR BEDROOM EXTENDED SEMI-DETACHED HOUSE WITH ANNEXE

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DESCRIPTION:

A lovely four-bedroom semi-detached home with a self-contained annex. The property is ideal for the growing family and offers versatile living accommodation.

Located in sought after tree lined road and within walking distance to local amenities, outstanding schools, including Westcliff and Southend Grammar Schools, Southend Hospital and Chalkwell Park is a short walk away.

On the ground floor is a spacious reception hall with a good size lounge with a large bay window, ground floor cloak room and a lovely open plan kitchen/dinner with by-folding doors opening out to the rear garden. The first floor has three good size bedrooms and a bathroom. On the 2nd floor you will find the main bedroom with an en-suite. There is a self-contained annex with a good size lounge, with double open doors to the garden, fitted kitchen, shower room and bedroom. To the rear is a beautiful garden and off-road parking for 2/3 cars at the front.

Accommodation: -

Part glazed door leading to: -

Reception Hall: - Part panelling to walls and plate rail, radiator, stairs to first floor and doors to all rooms.

Lounge: -16'66 x 14'39. A lovely bright and spacious room with a bay window to front and a further window to side. Radiator, coving to ceiling and a feature fireplace.

Open Plan Kitchen/Dining Room: -22'34 x 10'87. A beautiful room comprising of a fitted kitchen with a stainless-steel sink unit and mixer taps set in wooden working surface with base units below. There are further working surface with matching base units below and eye level units above with lighting and tiled surrounds, a recess for a cooker and space for other appliances. Large storage cupboard, tiling to floor, smooth plaster ceiling with coving. The dining area has by-folding doors opening out to the rear garden.

First Floor Landing: - Stairs to second floor and doors to all rooms.

Bedroom Two: -13'60 x 10'03. Window to rear. Range of fitted wardrobes to one wall, radiator and coving to ceiling.

Bedroom Three: - 11'58 x 10'82. Window to front. Radiator and coving to ceiling.

Bedroom Four: -9'92 x 6'87. Window to rear. Radiator and coving to ceiling.

Bathroom: - Obscure window to front. White suite comprising of a panelled bath with a mono tap, separate shower unit with screen. Wash hand basin with mono tap, part tiling to walls.

Separate WC: - obscure window to side. Low level wc and part tiling to walls.

Second Floor: -

Bedroom One: -11'83 x 9'30. Window to rear. Built in wardrobe, radiator, Smooth plaster ceiling with inset lighting and eves storage. Door to: -

En-Suite: - Obscure window to side. Shower cubical

with tiled surround, low level wc and wash hand basin set on a vanity unit with mixer taps. Tiling to floor and extractor fan.

Annex: -

Entrance door to: -

Kitchen: -17'73 x 5'86. Oriel bay window to front and sky light. Fitted kitchen comprising of working surfaces with base units below and matching eyelevel units above. Inset single drainer sink with mixer tap, four ring gas hob with oven below and extractor above. Space for kitchen appliances and radiator.

Inner hallway.

Shower Room: - Shower cubical with tiled surrounds, low level wc and wash hand basin set in a vanity unit with mono tap. Radiator and Sky light.

Lounge: -19'14 x 9'31. A lovely room with double open doors to rear opening out to the rear garden, a further window to side and sky light.

Bedroom: -15'18 x 7'74. Window to rear. Fitted wardrobes and radiator.

Exterior: -

Rear Garden: - A beautiful West backing garden with raised decked patio. Steps leading down to the lawn area with established flower boarders, trees and shrubs. There is also a further patio area.

Front: - Driveway with parking for 2/3 cars flower boarders and shrubs.

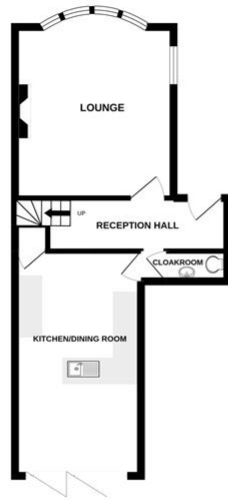


ANNEX

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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