

**DEDMAN
GRAY**

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207 Southbourne Grove, Westcliff-On-Sea

ASKING PRICE: £570,000



Offered with vacant possession, is this very spacious three bedroom, two reception, two bathroom detached family home. To the ground floor there is a good size entrance hall, lounge to front with double doors leading on to a separate dining room, which leads on to a large unusual shaped kitchen/morning room with double doors leading on to the rear garden. There is also a utility room and cloakroom. To the first floor there are three generous sized bedrooms, with the master having an en suite shower room and a further family shower room. The rear garden measures approximately 120' in depth with the added benefit to an outbuilding to the rear measuring 16'9 x 16'8 with a concrete flooring, power and lighting.

Tenure: Freehold

- Three bedroom detached house
- Kitchen/Morning Room U-shaped
- Utility Room
- Cloakroom
- En suite to master bedroom
- Family shower room
- Approx 120' rear garden
- Off street parking to front
- Vacant possession

Entrance

UPVC double glazed entrance door with side lights to PORCH - tiled floor and double glazed side light leading to:

Entrance Hall 14' 2" x 6' 2" (4.32m x 1.88m)

Narrowing to 37. Wooden flooring, coving, radiator, stairs to first floor, wall mounted control switch, understairs cupboard housing gas and electric meter with light.

Lounge

13' 2" x 12' 2" (4.01m x 3.71m)

Double glazed bay window to front, coving, double doors to:

Dining Room 14' 2" x 10' 9" (4.32m x 3.28m)

Coving to smooth plastered ceiling, radiator, leading to:

Kitchen/Morning Room/ U-shaped

Double glazed windows to side, double glazed doors giving access to garden, range of base and eye level units with built in stainless steel sink unit with mixer taps, built in four ring gas hob with extractor fan above and oven below, soft closing drawers beneath, integrated fridge/freezer, plumbing for dishwasher, double radiator, tiled floor, stable door leading to inner hall. Morning Area - base and eye level units to one wall, smooth plastered ceiling with downlights, wall lights, tiled flooring, double glazed doors giving access to garden, open plan leading to kitchen area.

Inner Hall 10' 7" x 3' 1" (3.23m x 0.94m)

Wooden flooring, radiator, coving to smooth plastered ceiling, door giving access to:

Utility Room 5' 8" x 5' 1" (1.73m x 1.55m)

Double glazed window to side, stainless steel sink unit with mixer taps inset in to worktop, wall mounted boiler for hot water and gas central heating (not tested), plumbing for washing machine, eye level units, wooden flooring, coving to smooth plastered ceiling.

Cloakroom

Obscure double glazed window to side, wash hand basin with mixer tap, tiled splashback, low flush wc, coving to smooth plastered ceiling, tiled flooring, double radiator.

First Floor Landing

8' 11" x 5' 0" (2.72m x 1.52m)

Obscure double glazed window to side, coving, double radiator, lighting, loft hatch.





Master Bedroom 16' 3" x 10' 9" (4.95m x 3.28m)

Double glazed window to rear, double radiator, coving to smooth plastered ceiling, door leading to:

En Suite Shower Room 10' 9" x 6' 1" (3.28m x 1.85m)

Obscure double glazed window to side, walk in shower cubicle, built in wash hand basin into vanity unit with mixer taps, low flush wc, coving to smooth plastered ceiling, heated towel rail, tiled floor.

Bedroom 2 19' 1" x 12' 2" (5.82m x 3.71m)

Narrowing 77. Double glazed windows to front, two double radiators, fitted wardrobe, eye level cabinet to recess, further cupboard with drawers to one wall, coving to smooth plastered ceiling.

Bedroom 3 17' 3" x 10' 1" (5.26m x 3.07m)

Double glazed window to rear, radiator, coving to smooth plastered ceiling, fitted wardrobe and dresser.

Shower Room 10' 2" x 5' 6" (3.10m x 1.68m)

Obscure double glazed window to side, walk in shower cubicle with sparkle tiling, low flush wc, vanity wash hand basin with mixer taps, wall mounted heated towel rail, storage cupboard with cupboard above, shaver point (not tested), tiled flooring, wall mounted mirror.

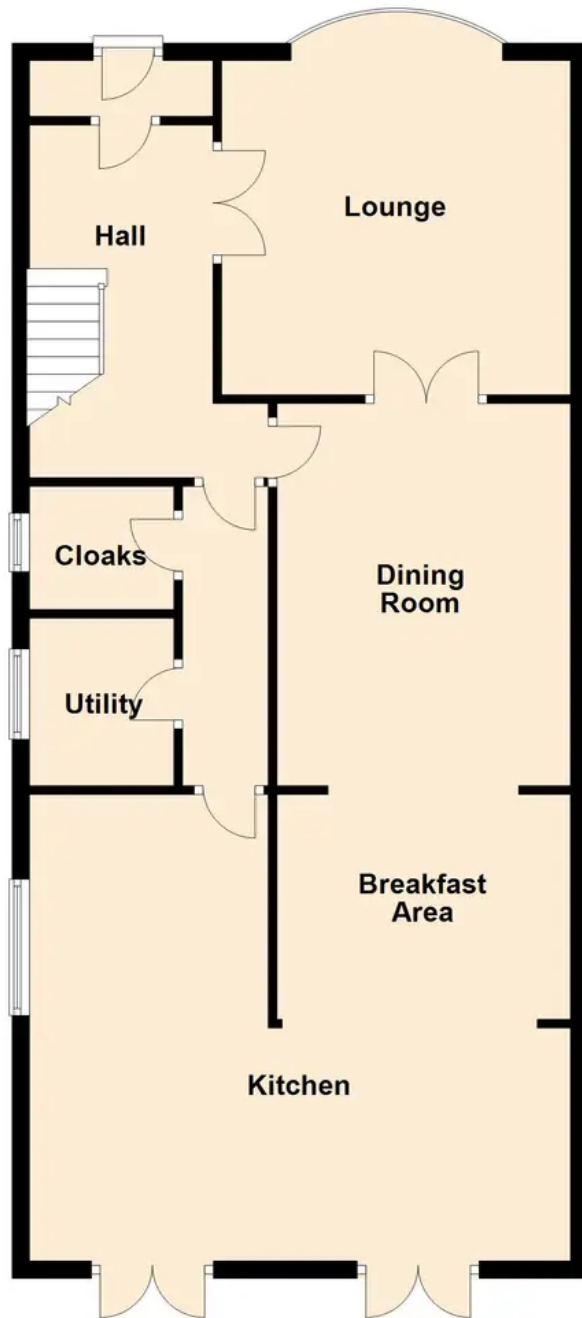
Garden

Very large secluded garden, approximately 120' in depth. Commencing with a block paved patio, side gate access, shed to remain measuring 15'7 x 5'9 with power and light, window to side and further door access to rear. The garden is mainly laid to lawn with a block paved pathway to side leading to a large outbuilding to the rear measuring 16'9 x 16'8 with a double glazed window to rear and side, further door to side, concrete flooring, power and lighting. This could be used for many uses.

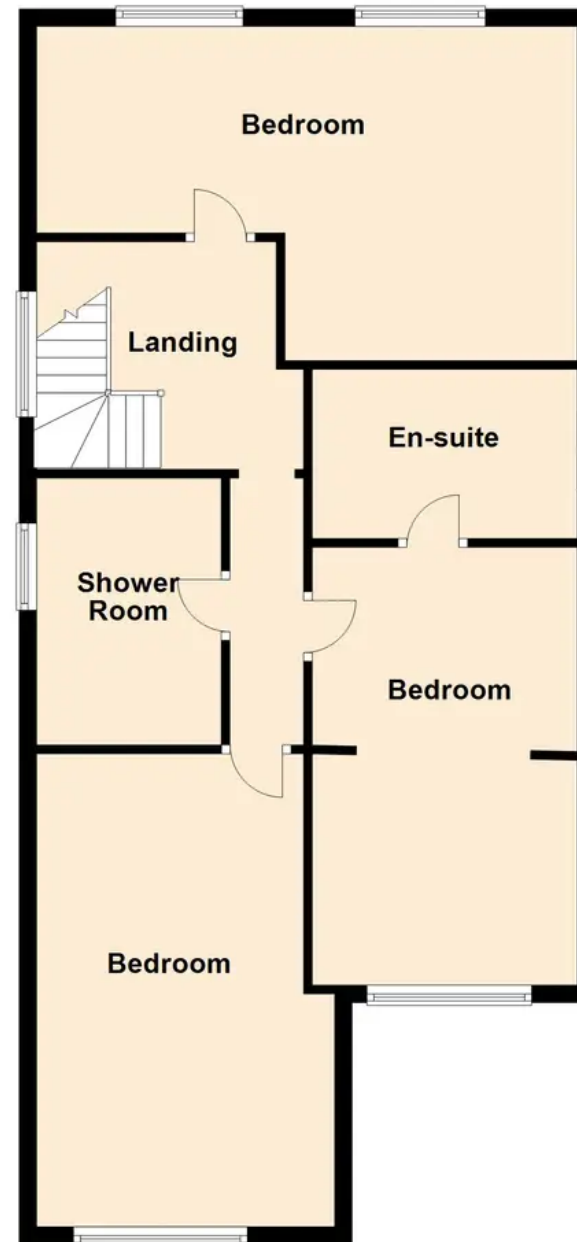
On Drive 1 Parking Space

Parking to the front. Double gates to side leading to the rear.

Ground Floor



First Floor





Dedman Gray

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