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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southbourne Grove, Westcliff-on-Sea, SS0 9UN



£450,000

WILLIAMS and DONOVAN are pleased to offer for sale this three bedroom semi-detached character property situated in a popular Westcliff location within short walking distance of Chalkwell Park, Chalkwell Schools and London Road and easy reach of local grammar schools and Southend University Hospital. The property benefits from having two reception areas; 13' 2" kitchen; three good sized bedrooms; 45' un-overlooked rear garden and would make an ideal FIRST TIME BUY or BUY TO LET investment.
EPC rating - TBC. Our ref: 15830

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Accommodation comprises:

Entrance via rain porch to obscure uPVC double glazed door to:

HALLWAY 12' 6" x 5' 8" (3.81m x 1.73m)

Period coving and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboards. Radiator. Wooden flooring. Openings to:

LOUNGE 16' 4" into bay x 11' (4.98m x 3.35m)

Ornate coved and skimmed ceiling. UPVC double glazed bay window to front aspect. Feature fireplace. Dado rail. Radiator. Wooden flooring. Open plan to:



DINING ROOM 13' x 9' 5" (3.96m x 2.87m)

Ornate coved and skimmed ceiling. UPVC double glazed door to REAR GARDEN. Feature stained glass window to rear aspect. Dado rail. Two radiators. Wooden flooring.

KITCHEN 13' 2" reducing to 9' 7" x 7' (4.01m > 2.92m x 2.13m)

Skimmed ceiling. UPVC double glazed door to REAR GARDEN. Two windows to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Space for washing machine. Space for dishwasher. Pantry storage cupboard. Laminate wood effect flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Doors to:

BEDROOM ONE 16' 4" x 9' 5" (4.98m x 2.87m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator.



BEDROOM TWO 13' 3" x 9' 6" (4.04m x 2.9m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 7' 4" x 6' 9" (2.24m x 2.06m)

UPVC double glazed window to front aspect. Radiator.



BATHROOM 10' 1" x 7' 4" (3.07m x 2.24m)

Skimmed ceiling with spotlight insets. Two obscure uPVC double glazed windows to rear aspect. Four piece white suite comprising close coupled w/c; pedestal mounted hand wash basin with chrome mixer tap; panelled bath and shower cubicle. Tiled walls. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a garden with retaining wall with wrought iron gate, pathway to front door.

The **REAR** is un-overlooked and measures approx. 45'. Commencing with patio area leading to further shingle patio area then to lawn area. Brick built storage shed. Fencing to all boundaries. Gated side access.

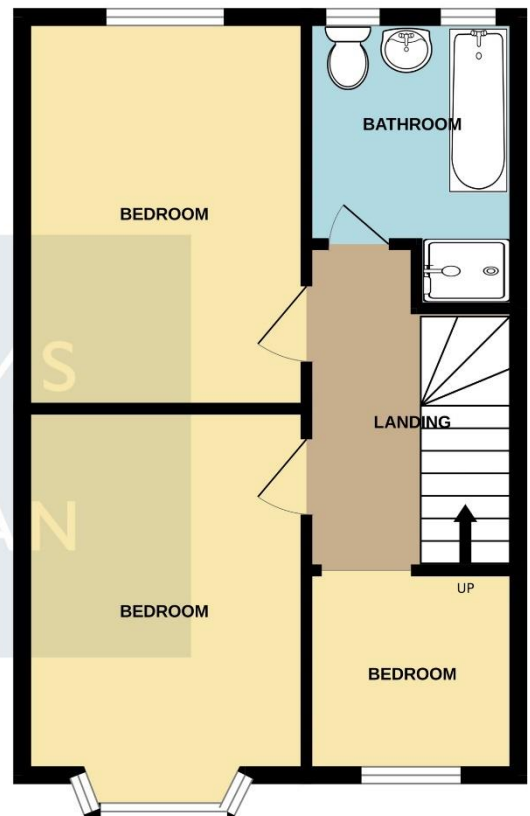
Agent's Note: This property has recently had the exterior walls rendered and newly insulated, with a cost to the vendor of approx. £15,000, to improve the energy efficiency.



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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