



32 Arundel Gardens



32 Arundel Gardens  
Westcliff-On-Sea  
Essex  
SS0 0BJ

Asking price £575,000



This beautiful five bedroom period detached house would be perfect for the larger family, it boasts plenty of downstairs entertaining space with three reception rooms, office with french doors leading out to the garden and a bedroom. The second floor comprise three bedrooms and a three piece bathroom with separate w/c. The whole of the third floor has been converted into a further bedroom with a three piece en-suite. Location wise you are in perfect vicinity of some of the best schools the area has to offer with Our Lady Of Lourdes, Westcliff High School For Boys and Westcliff High School For Girls all within walking distance. If you enjoy your morning walks to the beach or need access to the train station then both are around a 20 minute walk away.



Hallway  
Stairs leading to first floor, radiator, wooden flooring, under-stairs storage cupboard.

Kitchen  
18'2 x 13'8 (5.54m x 4.17m)  
Range of wall and base level units with squared worktops incorporating stainless steel sink and drainer unit, space for range cooker with stainless steel extractor overhead, space for washing machine, tumble dryer, fridge freezer, double glazed windows to rear and side, french doors leading to garden, Velux windows, laminate flooring.

Lounge  
16'5 x 12'11 (5.00m x 3.94m)  
Double glazed bay window to front, open fireplace with stone surround, picture rails, wooden flooring.

Dining Room  
14'9 x 11'5 (4.50m x 3.48m)  
Double glazed bay window to rear, open fireplace, radiator, wooden flooring, pendant lighting.

Study  
8'4 x 6'10 (2.54m x 2.08m)  
French doors leading to garden, laminate flooring, smooth ceilings with pendant lighting

Bedroom Five  
15'9 x 7'3 (4.80m x 2.21m)  
Double glazed window to front, radiator, laminate flooring, smooth ceilings with inset spotlights.

Downstairs W/C  
Low level W/C, wash hand basin.

First Floor Landing  
Stairs leading to second floor, carpet flooring, pendant lighting.

Bedroom One  
16'6 x 11'11" (5.03m x 3.63m)  
Double glazed bay window to front, radiator, carpet flooring, coved cornice with pendant lighting.

Bedroom Three  
11'3 x 11'7 (3.43m x 3.53m)  
Double glazed window to rear, radiator, laminate flooring, pendant lighting

Bedroom Four  
13'9" x 7'3" (4.19m x 2.21m)  
Double glazed window to front, radiator, carpet flooring, pendant lighting

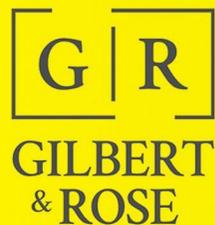
Bathroom  
Three piece suite comprising of oval shaped bath, glass enclosed shower with waterfall shower head attached, wash hand basin set into vanity unit, heated towel rail, partially tiled walls, double glazed obscure windows to rear, linoleum flooring, smooth ceilings with pendant lighting.

Separate W/C  
Low level w/c, double glazed obscure window to side, partially tiled walls and floor, pendant lighting.

Bedroom Two  
22'7 x 14'3 (6.88m x 4.34m)  
Velux window, radiator, eaves storage, carpet flooring, smooth ceilings with pendant lighting.

En-Suite  
Three piece suite comprising of low level W/C, wash hand basin, shower cubicle, Velux window to side, partially tiled walls and flooring.

Rear Garden  
Shingled area leading to rear of garden, remainder laid to lawn, shed to remain, mature shrubbery on both sides.



1333 London Road  
Leigh on Sea  
Essex SS9 2AD

01702 595 225  
sales@gilbertandrose.co.uk  
www.gilbertandrose.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.