



FOR SALE

Southbourne Grove, Westcliff-On-Sea SS0 0AH

£400,000 Freehold

- Terrace House
- 3 Double Bedrooms
- Spacious Open Plan Receptions
- Stunning 20' Modern Kitchen
- Bathroom & Cloakroom
- Off Street Parking to Front
- 150' Rear Garden
- Ideal for Local Schools
- No Onward Chain
- Potential to Extend STPP

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Fantastic 3 DOUBLE BEDROOM terraced house offered with NO ONWARD CHAIN! This spacious property offers large open plan living to the ground floor complete with 20' contemporary kitchen, cloakroom and conservatory and to the first floor are three double bedrooms and four piece bathroom. Externally there is paved frontage offering off street parking for 2+ cars

and an incredible 105' rear garden complete with patio, lawn, garden shed, greenhouse and summerhouse. This beautiful family home is located in a popular area, ideal for local schools & amenities and great for travel routes. Viewing highly advised.

Entrance

Paved frontage offering off street parking for 2+ cars. Door into porch with further front door into hallway which has laminate flooring, radiator, door to cloakroom and open through to lounge.

Lounge

Lounge to front aspect with double glazed bay window, laminate floor, radiator, coving and feature fireplace with gas fire and stone hearth. Open through to dining room.

Dining Room

Dining room with laminate floor and sliding glazed doors to conservatory.

Conservatory

Conservatory to rear aspect with laminate floor, full length double glazed window and sliding door to garden and opening to kitchen.

Kitchen

Stunning 20' modern kitchen with a range of high gloss wall & base units, rolled edge work surface, tiled splash back and double stainless steel sink with drainer. Integrated appliances include double oven, dishwasher, tall fridge and freezer and space for washing machine. Tiled floor, double glazed window to rear aspect and built in storage cupboard.

Cloakroom

Ground floor cloakroom comprising of WC and wash hand basin with tiled floor, walls and radiator.

First Floor

Stairs to first floor landing with fitted carpet and loft hatch. Doors to all rooms.

Bedroom 1

Bedroom to rear aspect with double glazed window, laminate floor and fitted wardrobes.

Bedroom 2

Bedroom to front aspect with double glazed window and laminate floor.

Bedroom 3

Bedroom to front aspect with double glazed window, laminate floor and fitted cupboard.

Bathroom

Four piece white suite bathroom comprising of WC, wash hand basin, bath and shower cubicle. Fully tiled with chrome heated towel rail and double glazed window to rear. Large cupboard housing water tank and storage space.

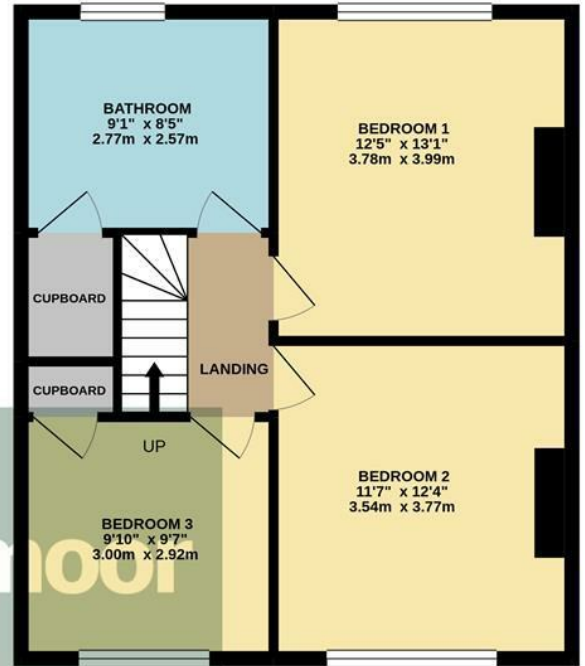
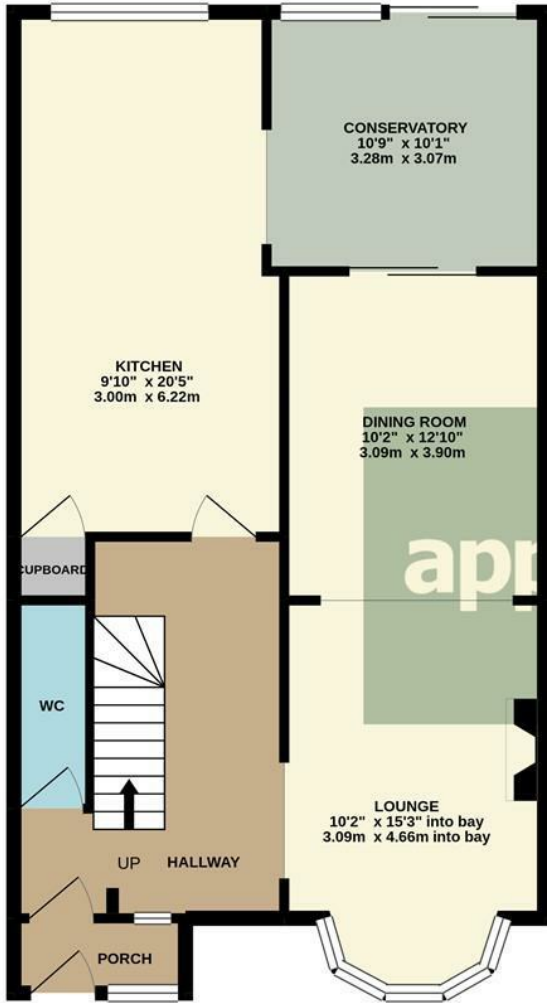
Garden & Parking

Paved frontage with off street parking for 2+ cars. The rear garden stretches 150' and is sectioned into 3 parts. Commencing with a patio area and low maintenance artificial lawn with raised planters and borders and gate to second section laid to lawn with large summerhouse having power & lighting. The final section of the garden has paved steps to a further lawn area, garden shed and greenhouse.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



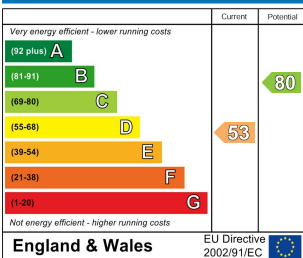
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TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

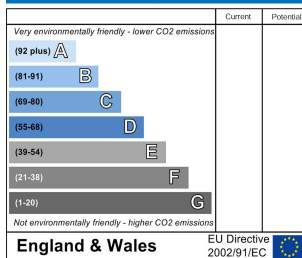
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

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