

**SCOTT &  
STAPLETON**

**SOUTHBOURNE GROVE**  
Westcliff-On-Sea, SS0 0AH  
**£400,000**





## **SOUTHBOURNE GROVE**

**£400,000**

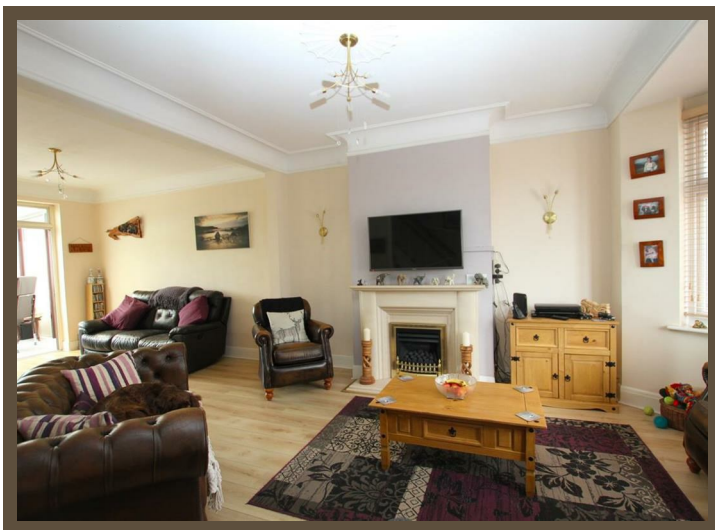
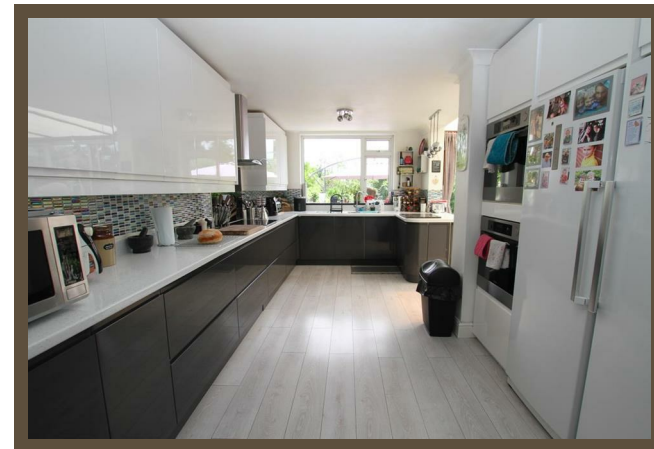
**WESTCLIFF-ON-SEA, SS0 0AH**

Scott and Stapleton are pleased to present to the market for sale this large three double bedroom extended family home located within close proximity to Southend Hospital, local transport links, Schools, Shops and Airport.

This fabulous home comprises a modern high gloss two tone kitchen breakfast room with sliding doors which open out to a great sized 140ft garden. There is a lounge/diner and cloakroom to the ground level.

The ground floor accommodation is unusually open plan and spacious, but could be altered back in to a more traditional layout if preferred.







## Porch

Double glazed door opening in to porch and further glazed door to entrance hall.

## Entrance Hallway

Wood effect laminate flooring. Double glazed window to front elevation. Carpeted stairs to first floor accommodation with under stairs storage housing meters. Radiator with cover over. Door to kitchen.

Open plan to 'L' shaped lounge diner.

## Cloakroom

Tiled vinyl flooring. Tiled walls. Radiator. Low level w.c and wall mounted wash hand basin.

## Lounge Diner

8.81m x 5.21m maximum measurements (28'11 x 17'1 maximum measurements)

Dining Area: 10'0 x 12'10

Lounge Area: 15'1 x 110'0

Double glazed bay window to front elevation and further glazed sliding doors to kitchen breakfast room. Wood effect laminate flooring. Radiator with cover over. Gas fire (untested) with attractive Stone surround and hearth. Ornate coving with rose.

## Kitchen Diner/Conservatory

3.68m x 6.05m maximum measurements (12'1 x 19'10 maximum measurements)

Kitchen Area: 19'10 x 8'1

Breakfast Area: 10'1 x 9'11

Double glazed window to rear elevation overlooking garden and further glazed patio sliding doors from open plan Conservatory to garden. Wood effect laminate flooring. Towel rail style radiator and further radiator.

Modern selection of high gloss two tone base and eye level units and drawers. Built in appliances that include double oven and dishwasher. Large fridge and separate freezer to remain. Space and plumbing for washing machine. Complimentary rolled edge worktop with inset induction hob and double bowl stainless steel sink with drainer and mixer tap. Breakfast bar. Attractive tiled splash back. Stainless steel extractor fan. Further cupboard for storage.

## Landing

Carpeted. Turned wood spindle balustrade. Doors to all rooms. Loft hatch inset to ceiling.

## Bedroom One

3.66m x 3.38m (12'0 x 11'1)

Double glazed window to front elevation. Wood effect laminate flooring. Radiator. ornate coving and ceiling fan.

## Bedroom Two

3.68m x 3.61m (12'1 x 11'10)

Double glazed window to rear elevation over looking garden. Wood effect laminate flooring. Selection of built in wardrobe, some with mirror fronts. Radiator.

## Bedroom Three

2.77m x 2.46m (9'1 x 8'1)

Double glazed window to front elevation. Wood effect laminate flooring. Built in storage cupboard with hanging rail. Textured ceiling.

## Bathroom

2.74m x 2.39m (9'0 x 7'10)

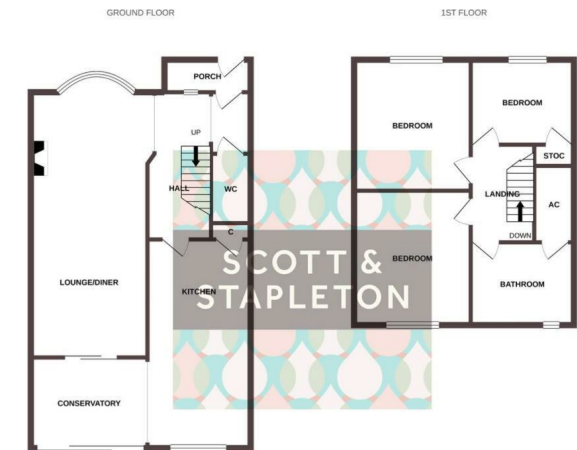
Double glazed obscure window to rear elevation. Tile effect vinyl flooring. Heated towel rail. Tiled walls. Larger then average airing cupboard housing water tank (untested) shelving and space. White four piece suite comprising panelled bath, walk in shower with wall mounted electric unit, low level w.c and wash hand basin set in vanity unit. Wall mounted mirror and small eye level storage. Coved and smooth plastered ceiling.

## Rear Garden

Measuring approx 140ft in length and commencing with a raised patio seating area and raised planters. There are steps down to a further patio seating area and the first section of garden is laid with artificial lawn and has attractive low maintenance plant borders with grey shingle. There is a picket fence and gate to the second part of garden which is laid to lawn and leads to the large summer house with attractive decked area to front and inside has power and lighting. the last section of garden is located behind the summer house and has a paved steps that lead to a further section of lawn, a shed and green house which will remain.

## Front

The front is fully paved and benefits from off street parking for two vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		