



22 Warwick Road

G R
GILBERT
& ROSE

22 Warwick Road
Southend-On-Sea
Essex
SS1 3BN

Offers in excess of £750,000



Offers in excess of £750,000

Are you searching for your forever family home by the seafront? Look no further; this incredible semi-detached home is the perfect purchase being a stones throw from Thorpe Bay beach where you can soak up the spectacular coastal views. The property comes with ample off street parking, garage for additional storage and side gated access to a stunning west facing rear garden which is a relaxing place to entertain guests throughout the year with multiple seating areas. Walk through the front door and you will fall in love with the wonderful interior; you will find a lovely kitchen, two spacious reception rooms including lounge and dining room, two immaculate family bathrooms and five great sized bedrooms with a private balcony to bedroom one that has magnificent sea views. Location wise, this fantastic home is within walking distance to excellent local amenities, only a 20 minute walk to Thorpe Bay station which is ideal for any commuters and you can stroll 10 minutes down the road to Southchurch Park where the whole family can feed the swans and enjoy long walks in the surrounding nature.



Entrance

Entrance door into hallway comprising smooth ceiling with ceiling rose and pendant lighting, picture rail, dado rail, stairs leading to first floor landing, under stair storage cupboard, radiator, solid oak flooring, doors to:

Lounge

12'11" x 16'6" (3.96m x 5.05m)

Double glazed bay window to front, smooth ceiling with ceiling rose and pendant lighting, wall mounted lights, picture rail, feature fireplace, two radiators, solid oak flooring.

Kitchen

20'6" x 10'2" (6.25m x 3.1m)

Range of wall and base level units with granite work surfaces above incorporating inset sink with mixer tap, integrated double oven, four ring induction hob with extractor unit above, integrated dishwasher and fridge freezer, feature log burner, double glazed obscure window to side, double

glazed windows to rear; double glazed French doors to rear opening to rear garden, coved cornice to smooth ceiling with pendant lighting, tiled splashbacks, tiled flooring.

Dining Room

17'1" x 10'0" (5.22m x 3.06m)

Double glazed windows to rear, double glazed French doors to rear opening to rear garden, smooth ceiling with ceiling rose and pendant lighting, wall mounted lights, picture rail, radiator, solid oak flooring.

First Floor Landing

Smooth ceiling with ceiling rose and pendant lighting, dado rail, stairs leading to second floor landing, carpeted flooring, doors to:

Bedroom One

20'9" x 16'8" (6.35m x 5.1m)

Double glazed bay window to front, double glazed French doors to front opening to private balcony with sea views, smooth ceiling with ceiling rose and pendant lighting, picture rail, two radiators, carpeted flooring.

Bedroom Two

10'3" x 16'4" (3.14m x 4.99m)

Double glazed window to rear, smooth ceiling with ceiling rose and pendant lighting, picture rail, radiator, carpeted flooring.

Bedroom Three

8'11" x 10'0" (2.73m x 3.05m)

Double glazed window to rear, smooth ceiling with ceiling rose and pendant lighting, picture rail, radiator, carpeted flooring.

Bathroom

Four piece suite comprising walk in shower cubicle with rainfall shower above and handheld attachment over, panelled bath with tiled surround, mixer tap above and handheld shower attachment over, wash hand basin bowl with mixer tap set onto vanity unit, low level w/c, double glazed obscure windows to side, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

Second Floor Landing

Smooth ceiling with fitted spotlights, carpeted flooring, doors to:

Bedroom Four

8'7" x 13'5" (2.63m x 4.11m)

Double glazed Velux windows to rear, smooth ceiling with fitted spotlights, radiator, carpeted flooring.

Bedroom Five

8'0" x 14'11" (2.44m x 4.57m)

Double glazed Velux windows to front, smooth ceiling with fitted spotlights, eaves storage, radiator, carpeted flooring.

Bathroom

Three piece suite comprising panelled bath with mixer tap above and handheld shower attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, chrome heated towel rail, extractor fan, double glazed obscure window to side, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.

Rear Garden

Decked seating area to front, steps down to remainder laid to lawn, mature tree and raised shrub borders to sides, slab paved pathway to side leading to garage, steps up to further decked seating area at rear, side gate providing access to front garden.

Garage

Double glazed door to front, double glazed window to side, power and lighting.

Front Garden

Shingled driveway providing off street parking for multiple vehicles, block paved pathway leading to front entrance door, side gate providing access to rear garden.

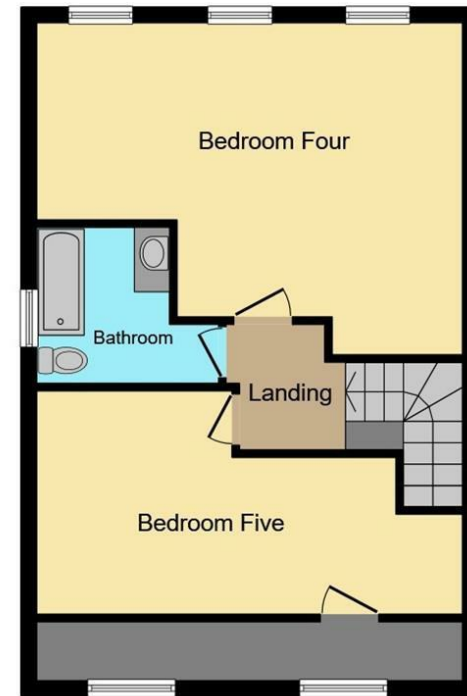




Ground Floor



First Floor



Second Floor