



265 Southbourne Grove

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& ROSE



# 265 Southbourne Grove Westcliff-On-Sea Essex SS0 0AL

Guide price £550,000



Guide price £550,000 - £575,000

This wonderful semi-detached home is the perfect purchase for a family being close to excellent local amenities. The property provides ample off street parking, garage for additional storage and side gated access to a stunning rear garden with a feature fish pond and decked seating area which is a peaceful space to relax in your downtime and entertaining guests. Inside the property, you will find a downstairs cloakroom, lovely kitchen, three spacious reception rooms including lounge, dining room and conservatory, three piece suite family bathroom and five great sized bedrooms including an office which can be used as a fourth bedroom and loft room which has been converted to create a fifth bedroom. Another true selling point to this property is its fantastic location being in catchment to Earls Hall Primary School, Westcliff High School For Boys Academy and Westcliff High School For Girls which are all highly sought after schools in the area, easy access onto the A127, multiple bus connections, a stones throw from Southend Hospital and only a 15 minute walk to Chalkwell Park where you can meet friends and enjoy long walks in the surrounding nature.



## Entrance

Entrance door into porch comprising double glazed window to side and rear, smooth ceiling with pendant lighting, tiled flooring, door to:

## Hallway

smooth ceiling with pendant lighting, stairs leading to first floor landing, under stair storage cupboard, radiator, carpeted flooring, doors to:

## Lounge

12'7" x 11'8 (3.84m x 3.56m)

Double glazed bay window to front, coved coricing to smooth ceiling with pendant lighting, picture rail, surround sound system, radiator, carpeted flooring.

## Dining Room

Coved coricing to smooth ceiling with pendant lighting, picture rail, two radiators, carpeted flooring, double glazed patio doors to:

## Conservatory

9'8" x 9'6" ( 2.95m x 2.90m)

Double glazed roof, double glazed windows to sides and rear, double glazed French doors to rear leading to rear garden, two radiators, carpeted flooring.

## Downstairs Cloakroom

Two piece suite comprising wall mounted wash hand basin, low level w/c, double glazed obscure window to side, smooth ceiling with pendant lighting, partially tiled walls, tiled flooring.

## Kitchen

16'7" x 7'9" (5.05m x 2.36m)

Range of wall and base level units with laminate work surfaces above incorporating porcelain sink with drainer unit and waste away, integrated double oven with five ring gas hob and extractor unit over, integrated microwave, dishwasher, and fridge, space for under counter fridge and



freezer, wall mounted boiler, double glazed windows to side and rear, coved cornice to smooth ceiling with fitted spotlights, tiled splashbacks, slate flooring.

#### Lean To

Double glazed roof, double glazed windows to side and rear, double glazed French doors to rear leading to rear garden, space for washing machine, tiled flooring.

#### First Floor Landing

Smooth ceiling with pendant lighting, carpeted flooring, doors to:

##### Bedroom One

12'9" x 12'3" (3.89m x 3.73m)

Double glazed bay window to front, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

##### Bedroom Two

12'5" x 10'8" (3.78m x 3.25m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

##### Bedroom Three

10'0" x 8'1" (3.05m x 2.46m)

Double glazed windows to side and rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

##### Office/Bedroom Four

6'7" x 6'3" (2.01m x 1.91m)

Double glazed window to front, coved cornice to ceiling with pendant lighting, stairs leading to loft room, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising panelled bath with handheld shower attachment over, wash hand basin set into vanity unit, low level w/c, bidet, double glazed obscure windows to side, ceiling with pendant lighting, tiled walls, carpeted flooring.

#### Loft Room

16'4" x 11'6" (4.98m x 3.51m)

Double glazed Velux windows to front and rear, ceiling with strip lights, carpeted flooring.

#### Front Garden

Hardstanding driveway providing off street parking for multiple vehicles, access to garage, side gate providing access to rear garden.

#### Garage

Power and lighting.

#### Rear Garden

Two tier decked seating area, block paved pathway leading to remainder laid to lawn, fish pond with water feature, access to garage, shed and greenhouse to remain, side gate providing access to front garden.

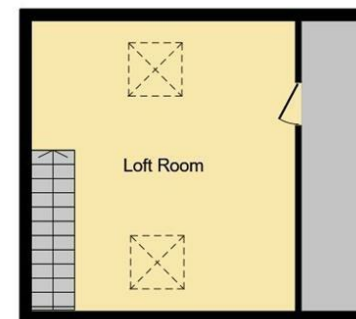




**Ground Floor**



**First Floor**



**Second Floor**