



SOUTHBOURNE GROVE, WESTCLIFF  
GUIDE PRICE: -£325,000 TO £350,000 LEASEHOLD

## A LOVELY TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH PARKING AND REAR GARDEN

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#### DESCRIPTION:

\*\*\* Guide Price: -£325,000-£350,000\*\*\*

Nestled in Southbourne Grove in Westcliff-on-Sea, this ground floor flat offers a delightful blend of comfort and convenience.

Set along a wide, tree-lined road, the property boasts a spacious bay-fronted lounge that invites natural light, creating a warm and welcoming atmosphere.

With two generously sized bedrooms, this flat is perfect for couples, small families, or individuals seeking extra space. The fitted kitchen, complete with a separate utility area, provides practicality for everyday living.

One of the standout features of this property is the private parking space, ensuring off-street parking for your vehicle. Additionally, you will enjoy direct access to a well-maintained rear garden, an ideal space for relaxation or entertaining guests during the warmer months.

The location is superb, with local amenities just a stone's throw away. Families will appreciate the proximity to excellent schools, while healthcare needs are easily met with Southend Hospital nearby. For leisure, Blenheim Park and Belfair's Woods and Golf Course are all close by, offering excellent green spaces and opportunities for recreation.

Commuter needs are well-served, as Chalkwell and Westcliff Stations are both just a short drive away, providing convenient access. Don't miss the opportunity to view this wonderful home. Contact us today to arrange your viewing!

Accommodation: -

Communal Porch - Double glazed double wooden doors to the front, window to the front and side.

Communal Hallway - Solid wood entrance door to: -

Hallway: - Smooth ceiling with a pendant light, glazed wooden door to the front, radiator with a radiator cover, picture rails, door to:

Lounge: - 4.48m into the bay x 3.87m (14'8" into the bay x 12'8". Double glazed bay windows to the front. Smooth coved ceiling with a pendant light, chimney breast with shelving either side and a base-level cupboard, radiator, original wooden floorboards.

Bedroom One: - 3.83m x 3.33m (12'6" x 10'11"). Glazed French doors with windows to either side leading out to the lean-to area. Smooth coved ceiling, ceiling rose, picture rail. two built in wardrobes with top boxes, double radiator, carpet.

Lean to Area (Currently Used as Storage): - 3.38m x 1.19m (11'1" x 3'10"). Double glazed wooden door to the rear with adjacent windows to the rear and concrete flooring.

Bedroom Two: - 3.65m x 2.44m (11'11" x 8'0"). Double glazed windows to the rear. Smooth coved ceiling and double radiator. Carpet to floor

Kitchen: - 2.71m x 2.32m (8'10" x 7'7"). Double glazed windows to the side. Modern white kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a cooker, 1.5 stainless sink and drainer, tiled splashbacks, radiator, lino flooring and smooth ceiling, opening to: -

Utility Area: - 1.74m x 1.27m (5'8" x 4'1"). UPVC door to the front leading out to the side access and garden/driveway, obscured double-glazed window to the side space for a fridge freezer, space for a washing machine, wall mounted Vaillant combination boiler, lino flooring and door to: -

Bathroom: - 1.87m x 1.73m (6'1" x 5'8"). Obscured double glazed window to the side. Three-piece suite comprising of a pedestal wash basin, low-level WC and panelled bath with a shower over. Part tiled walls, tiled flooring and chrome heated towel rail.

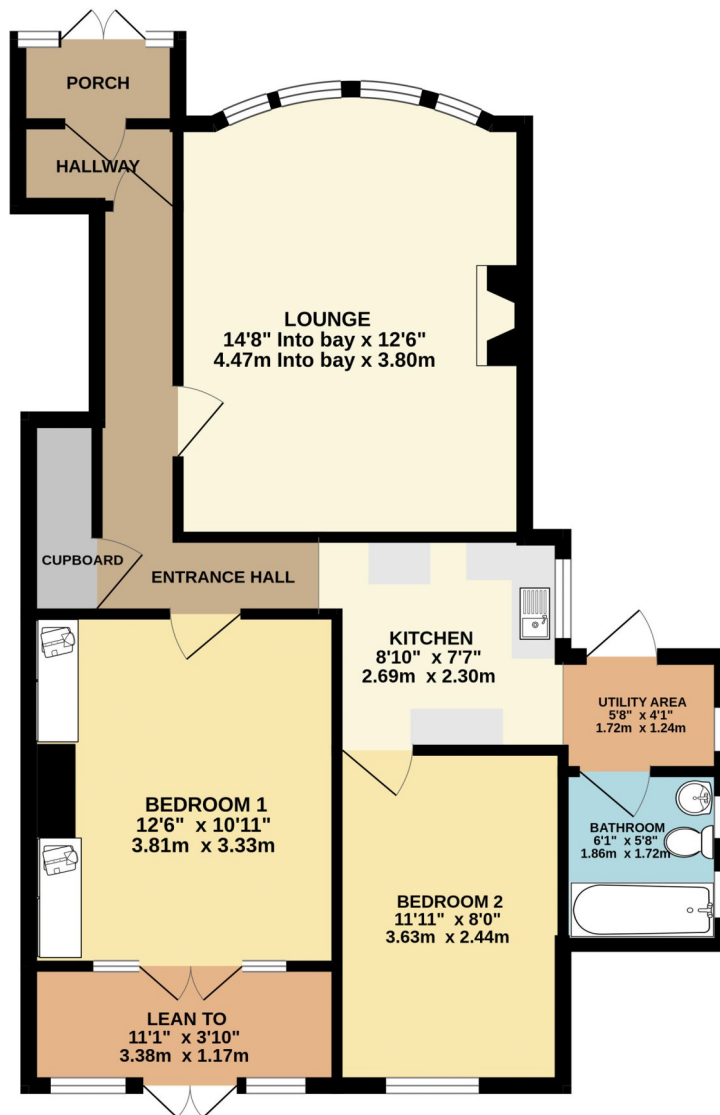
Large Rear Garden - West backing being mainly laid to lawn, concrete base area to the rear (this could be used as a patio), garden shed, outside lighting, outside tap.

Frontage: - Paved driveway creating parking for one large vehicle, side access to the rear garden and utility area.





## GROUND FLOOR



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 150 year and 9 months

**Service Charge:** £650 per annum

**Ground Rent:** £ 20 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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