



DOLPHINS

WESTCLIFF-ON-SEA, SS0 0LD

GUIDE PRICE £375,000

FREEHOLD

* £375,000 - £400,000 * - Versatile three/four DOUBLE bedroom end terraced house, boasting ample off-street parking for multiple vehicles, a large rear garden and garage to rear. Positioned in a quiet, yet convenient cul-de-sac, within easy reach of a wealth of amenities and travel links.

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- Versatile three/four bedroom family home
- Ample off-street parking for multiple vehicles
- Large rear garden
- Garage to rear
- Three first floor double bedrooms
- Ample storage throughout
- Quiet-cul-de-sac location
- Convenient ground-floor WC and utility cupboard
- Within easy reach of high performance grammar schools
- Close to travel links and further amenities



Situated within a convenient yet peaceful cul-de-sac in Westcliff-on-Sea, this versatile three/four-bedroom end-terrace family home offers generous and flexible accommodation, making it an excellent choice for growing families, those working from home or buyers seeking additional living space.

The property benefits from an extended ground floor layout, creating a spacious, open-plan L-shaped lounge/diner that provides an ideal setting for both relaxing and entertaining. A separate kitchen is complemented by a useful ground floor WC, a large utility cupboard and a versatile fourth double bedroom, which could equally serve as an additional reception room, home office or playroom depending on your needs.

Upstairs, the first floor offers three well-proportioned double bedrooms, an increasingly rare feature in properties of this type, alongside the main family bathroom and additional storage.

Externally, the property continues to impress, boasting off-street parking for multiple vehicles, a large rear garden offering excellent outdoor space for families and entertaining, and the added benefit of a garage to the rear.

The location is equally appealing, with excellent access to Southend's highly regarded grammar

schools, Southend University Hospital, local shops, parks, bus routes and convenient transport links into Central London. A wealth of further amenities are also within easy reach, making this an ideal setting for families looking to balance everyday convenience with a quieter residential environment.

Versatile three/four bedroom house

Entrance hallway

Ground-floor WC 5'10" x 3'2"

Utility cupboard

Lounge/diner 22'3 (max) x 19' (max)

Kitchen 8'3 x 7'4

Ground-floor bedroom 12'7' x 8'1'

Stairs to first floor

Bedroom one 12'5' x 11'8'

Bedroom two 12'3' x 11'7'

Bedroom three 8'10' x 8'7'

Family bathroom 6'3' x 5'6'

Rear garden

Garage to rear

Ample off-street parking for multiple vehicles (to

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ADDITIONAL INFORMATION

Local Authority – Southend

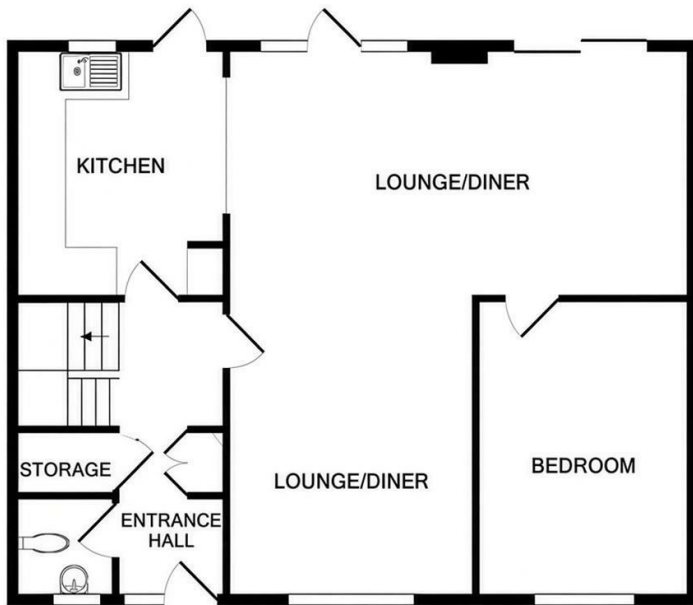
Council Tax – Band C

Viewings – By Appointment Only

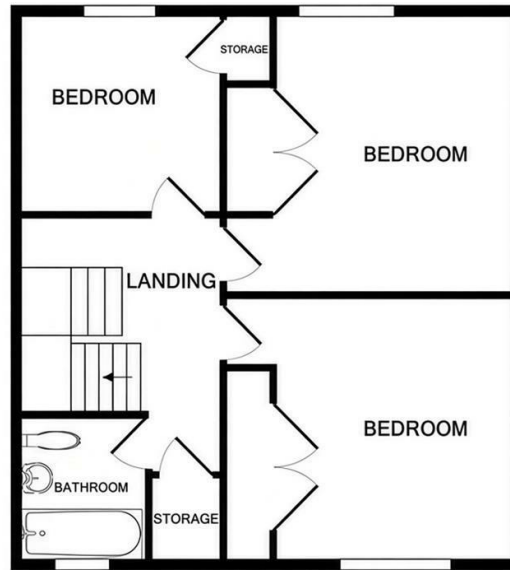
Floor Area – sq ft

Tenure – Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

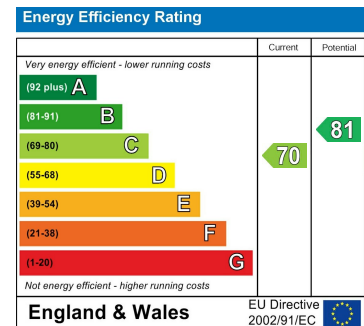


1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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