





SOUTHBOURNE GROVE

WESTCLIFF-ON-SEA, SS0 0AN

GUIDE PRICE £595,000

FREEHOLD

* OVER 2000SQ FT OF ACCOMMODATION * £595,000 - £625,000 * - SIZEABLE FOUR BEDROOM DETACHED FAMILY HOME BOASTING A LOUNGE/DINER SPANNING IN EXCESS OF 42' OPENING INTO A WONDEFUL 150' REAR GARDEN. BOASTING AMPLE OFF-STREET PARKING, A GARAGE, GROUND-FLOOR WC AND A WONDERFUL LOCATION CLOSE TO HIGH PERFORMANCE GRAMMAR SCHOOLS AND SOUTHEND HOSPITAL.

RP&C.

RICKY, PLANT & CHEN-PORTER

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• Sizeable four bedroom detached house • Fantastic rear garden in excess of 150' • Ample off-street parking for multiple vehicles • Versatile integral garage offering potential to convert (STPP) • 42' lounge/diner • Generous kitchen and additional conservatory • Convenient ground-floor WC • Within very easy reach of high performance grammar schools • Close to Southend Hospital • A generous family home offering huge potential





This spacious four double bedroom detached family residence is perfectly positioned on the highly sought-after Southbourne Grove in Westcliff-on-Sea, offering an exceptional opportunity for growing families to create a truly special home.

The location is a standout feature, being within close proximity to some of the highest-performing grammar schools in the country, making it an ideal choice for families prioritising education. Southend Hospital is also within easy reach, while excellent transport links provide convenient access to Leigh Broadway, Hamlet Court Road, the A127, and multiple mainline train stations, offering direct routes into London for commuters.

Internally, the property offers generous and versatile living accommodation, highlighted by an impressive 42ft lounge diner, perfect for both everyday family life and entertaining. The ground floor further benefits from a fitted kitchen, conservatory, and a convenient WC. Upstairs, there are four well-proportioned bedrooms, providing ample space for family living.

Externally, the home boasts a substantial rear garden extending beyond 150ft, offering fantastic potential for landscaping or future expansion. To the front, there is off-street parking for two vehicles, alongside an integral garage which presents further scope for conversion (subject to planning permission).

While the property would benefit from internal modernisation, it presents a rare and exciting opportunity to personalise and add significant value, creating a long-term family home in a prime and well-connected location.

Four bedroom detached house

Entrance hallway

Lounge/diner

Lounge area

Dining area

Kitchen

Conservatory

Ground-floor WC

Integral garage

Stairs to first floor

Bedroom one

Bedroom two

Bedroom three

Bedroom four

Bathroom

Rear garden in excess of 150'

Off-street parking

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

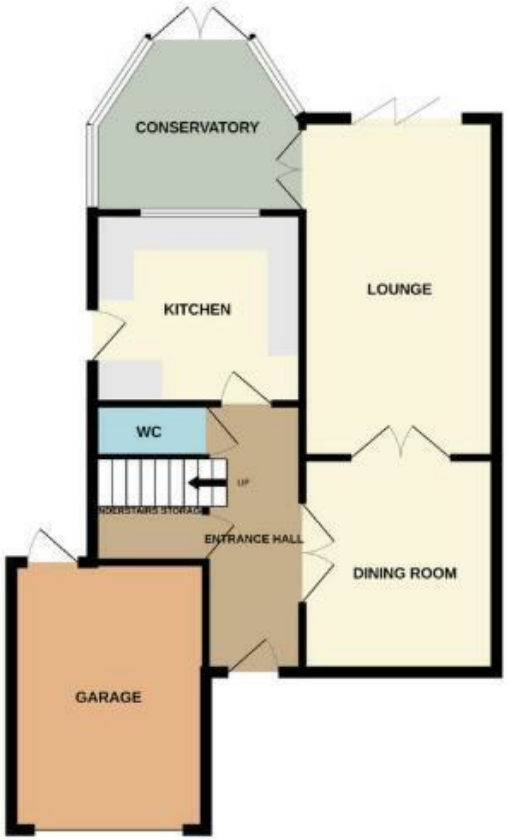
Tenure – Freehold



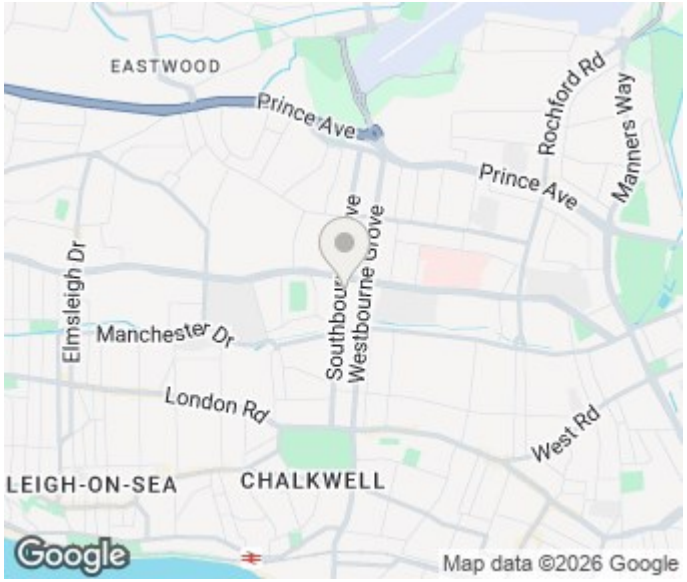


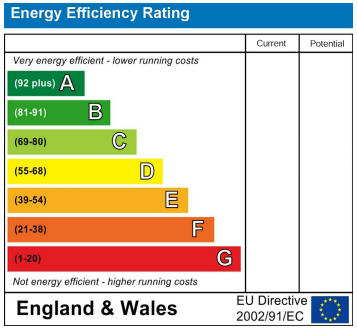












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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