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THE ESTATE OFFICE

**Southview Drive**

Westcliff-on-Sea

**£995 pcm**

Great three bedroom family home in the heart of Westcliff, impressive 28' living room with double doors opening out to a huge west-backing sun lounge. Property also benefits from ground floor cloakroom, fitted kitchen and large separate utility room with three bedrooms and modern first floor bathroom. The property is mostly double glazed, gas central heating and a west backing garden.





### **ENTRANCE HALL**

Character hallway with stairs to the first floor with a twisted balustrade staircase with a storage cupboard beneath with a further built-in character corner cupboard and doors leading off to the lounge and kitchen.

### **LIVING ROOM**

28' overall x 12' narrowing to 9' in the dining area (8.53m x 3.66m) Double glazed bay window to the front, double radiators, natural wood floor boards and double doors leading out to the very large extended sun lounge.

### **SUN LOUNGE**

15' x 12' (4.57m x 3.66m) uPVC double glazed doors and windows, looking out to a west backing garden, double radiator, connecting door to the ground floor cloakroom and further door onto the separate utility room.

### **CLOAKROOM**

W/C, wash basin and window to the side.



### KITCHEN

12' x 7' (3.66m x 2.13m) With borrowed light original sash window looking out to the sun lounge, fitted butler sink, tiles and work surfaces above, further fitted cupboards and shelving and a connecting door to the utility room.

### UTILITY ROOM

8' x 6' (2.44m x 1.83m) Wall mounted cupboard, there is a further built in cupboard, window and door leading out to the sun lounge, walk-in storage cupboard.

### ACCOMODATION ON THE FIRST FLOOR

Large landing with doors leading off to principal rooms with access to the loft with natural wood floor boards.



### BEDROOM ONE

15' into the bay x 11' 10" (4.57m x 3.61m) With painted wooden floor boards, double glazed square bay window to the front, single built-in cupboard and double radiator.

### BEDROOM TWO

13' x 10' (3.96m x 3.05m) With a single built in cupboard with shelves, polished wood floor boards, double glazed bay window to the rear and double radiator.

### BEDROOM THREE

7' x 6' (2.13m x 1.83m) Double radiator, double glazed window to the front and polished floor boards.



### BATHROOM

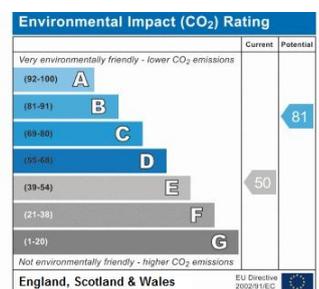
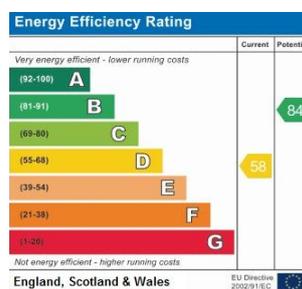
A modern white panelled bath with antique style mixer taps and shower attachment, low level w/c pedestal wash basin, fully tiled to the bath area. Separate electric shower to the main bath, wall mounted cupboard housing the combination boiler serving the radiators and domestic hot water. Built-in airing cupboard with shelving and double-glazed window to the rear.

### GARDEN

West backing garden with patio and lawn garden area measuring approximately 35' in depth.



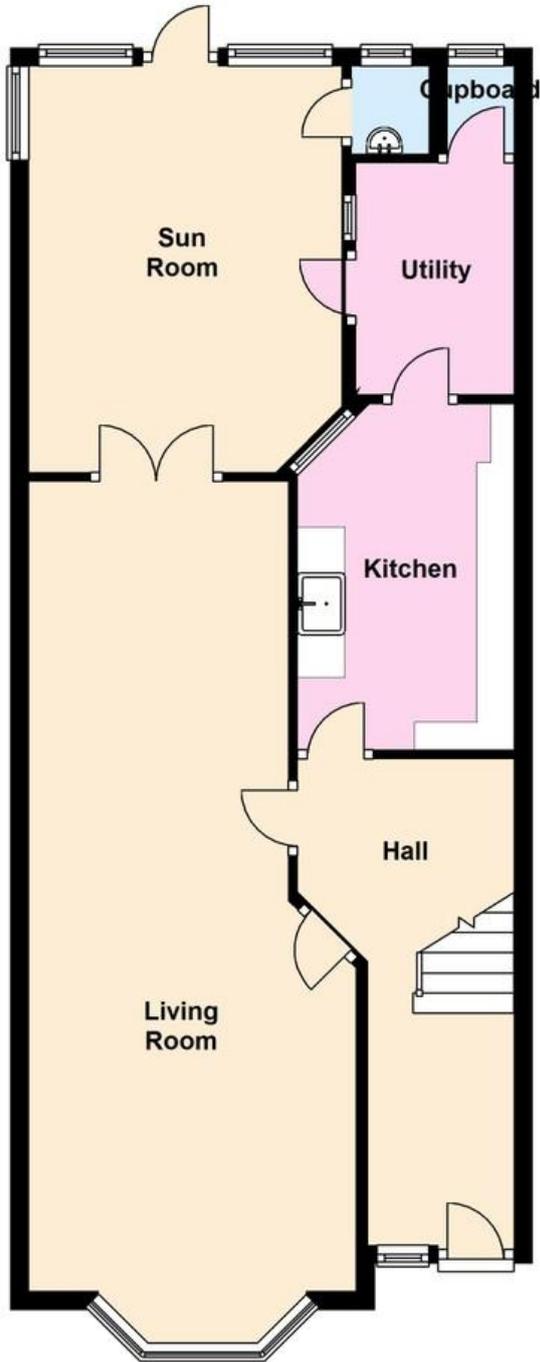
These particulars are accurate to the best of our knowledge. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Address:  
Southview Drive

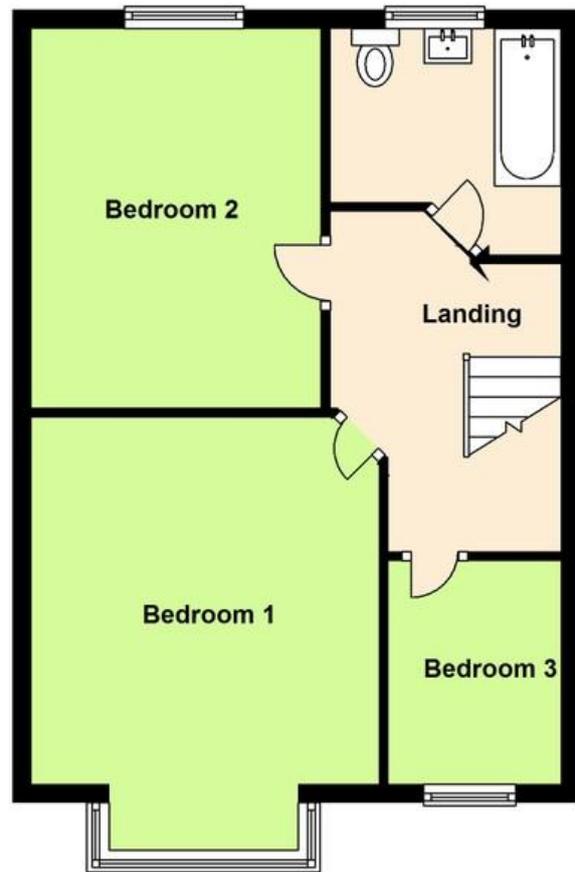
## Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



## First Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



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