

28 Elderton Road, Westcliff-On-Sea, SS0 8AQ

We are delighted to offer for sale this exceptional four bedroom, three reception room semi-detached house located in a much sought after area of Westcliff, south of the London Road and close to a host of local amenities including local schools, Hamlet Court Road with its many boutique shops, bars and restaurants and just a few minutes walk from Westcliff mainline station and the seafront. This spacious family home offers a wealth of original character features married with contemporary fixtures and fittings. All rooms are light and airy with high ceilings, many with original coving and ceiling roses and original cast iron fireplaces. Other features include a large extensively fitted kitchen, ground floor cloakroom, luxury four piece bathroom suite, double glazing and off-street parking. We would urge any interested parties to make an immediate appointment to view.



£575,000 Freehold

SEMI-DETACHED HOUSE

THREE RECEPTION ROOMS

LUXURY FOUR PIECE BATHROOM SUITE

MANY ORIGINAL FEATURES

OFF-STREET PARKING

SOUTH OF LONDON ROAD

FOUR BEDROOMS

GROUND FLOOR CLOAKROOM

EXTENSIVELY FITTED KITCHEN

IMMACULATE THROUGHOUT

CLOSE TO SHOPS AND SEAFRONT

NO ONWARD CHAIN

Ref: 6906

ACCOMMODATION COMPRISES;

Approached via original hardwood entrance door with opaque glass panels into:

ENTRANCE HALL

With wood effect flooring. Staircase to first floor. Understairs storage cupboards. Ornate coving and ceiling rose.



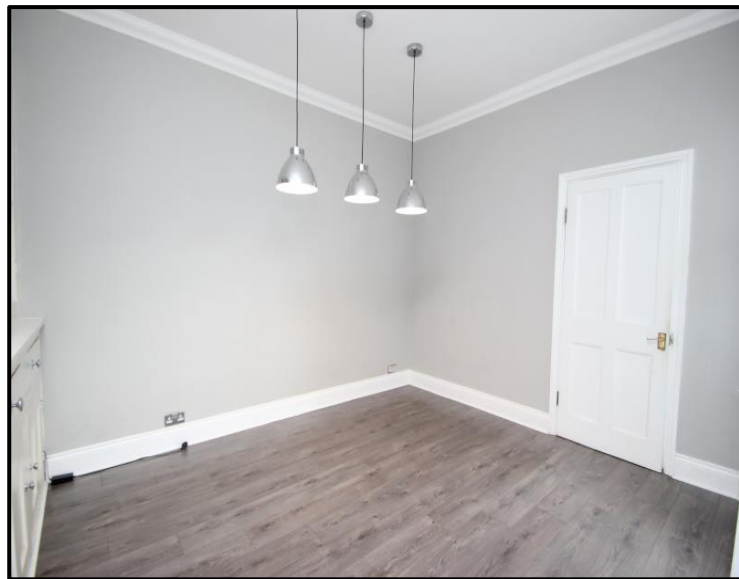
LOUNGE 15' 5" x 17' 3" into bay with fitted blinds to remain (4.70m x 5.25m)

Radiator. Fireplace with fitted log burner. Wood effect flooring. Ornate coving and ceiling rose.



SITTING ROOM 13' 0" x 10' 2" (3.96m x 3.10m)

Wood effect flooring. Radiator. Double glazed window to rear. Coved cornice to ceiling. Opening leading to:



DINING ROOM 14' 2" x 11' 7" (4.31m x 3.53m)

Double glazed windows and double glazed French style doors leading onto the rear garden. Ornate cast iron fireplace. Coved cornice to ceiling.



KITCHEN 16' 8" max x 9' 6" max (5.08m x 2.89m)

Extensively fitted with a range of modern base and eye-level units. Roll edged work surfaces. Inset one and a quarter bowl sink unit with mixer tap. Built-in electric oven and hob with extractor canopy over. Concealed under unit lighting. Utility space with plumbing for washing machine. Tiled floor. Double glazed window to side. Double glazed door leading to rear garden. Recessed spotlights to ceiling.



CLOAKROOM

Low-level w.c. Wall mounted wash hand basin. Opaque double glazed window to side.

LANDING

Wood effect flooring. Radiator. Access to loft space. Recessed spotlights to ceiling.

BEDROOM ONE 17' 3" into bay x 13' 6" (5.25m x 4.11m)

Double glazed bay window to front aspect with fitted shutters. Ornate cast iron fireplace with tiled inset. Wood effect flooring. Coved cornice. Recessed spotlights to ceiling.



BEDROOM TWO 13' 10" x 12' 2" (4.21m x 3.71m)

Double glazed window to rear aspect with electric blind. Wood effect flooring. Ornate cast iron fireplace. Tiled inset. Recessed spotlights to ceiling.



BEDROOM THREE 9' 0" x 9' 6" (2.74m x 2.89m)

Double glazed window to rear aspect with electric blind. Wood effect flooring. Radiator. Ornate cast iron fireplace. Smooth finish ceiling.



BEDROOM FOUR 9' 5" x 8' 4" (2.87m x 2.54m)

Double glazed window to front aspect with electric blind and door leading to balcony. Wood effect flooring. Radiator. Recessed spotlights to ceiling.



BATHROOM

Comprising free standing roll top bath with side taps. Tiled shower enclosure. Pedestal wash hand basin. Low-level w.c. Wood effect flooring. Part tiled walls. Chrome ladder style radiator. Double glazed window to side. Recessed spotlights to ceiling.



OUTSIDE

Timber decked patio area to the immediate rear perfect for outside entertaining. Remainder laid to lawn. Timber fencing to boundaries. Side access.




FRONT GARDEN

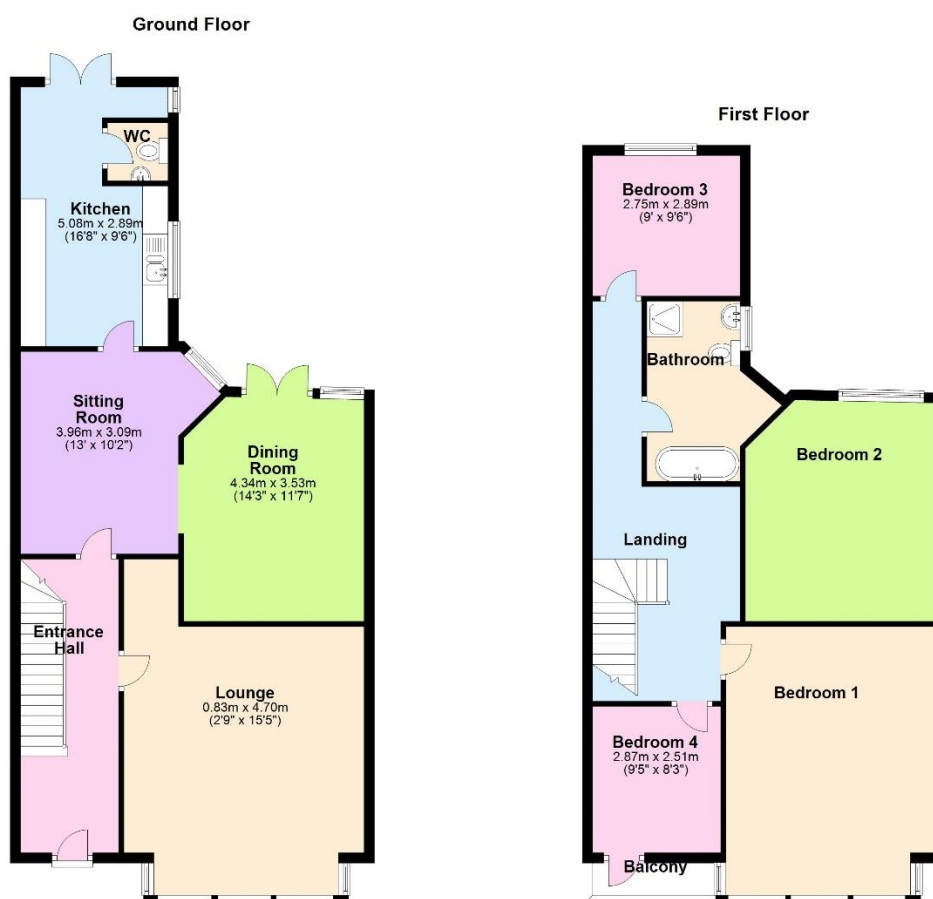
Hardstanding to the front of the building providing off-street parking.

INFORMATION

EPC Rating: E

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



28 Elderton Road, Westcoiff on Sea

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