



established 1919



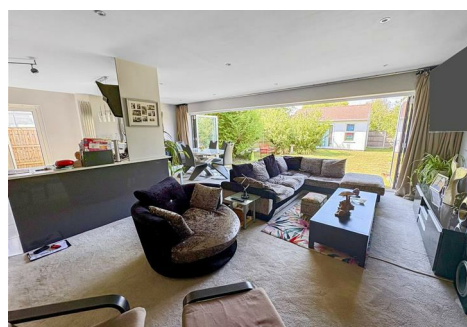
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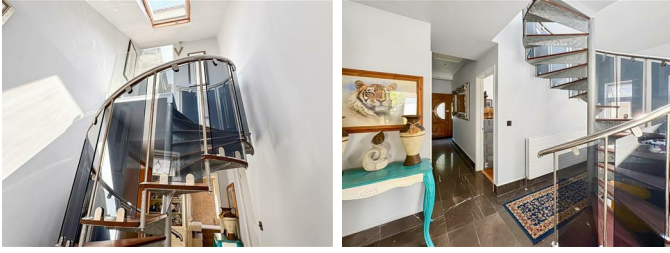
**43 Somerset Avenue, Westcliff-On-Sea, SS0 0DW**

**£600,000**

A rare opportunity has arisen to purchase this unique and deceptively spacious detached chalet bungalow, being situated on the sought after Somerset estate and offering no onward chain. The ground floor offers two double bedrooms, a quality bathroom/wc incorporating separate shower cubicle, spacious utility room, and a fantastic open plan living/dining/ kitchen area with feature full width byfolding doors creating a seamless transition between living and garden space. The first floor offers a double bedroom with a spacious ensuite.

The property has been immaculately maintained throughout and an internal viewing is recommended to appreciate the size of accommodation and quality of fixtures and fittings on offer.

### Entrance hall



Marble tiled floor, smooth plastered walls, recessed spotlights, access to loft, spiral staircase to first floor, radiator, bt ppoint, built in storage cupboard, doors off onto:

### Bedroom Two 15'2" to bay x 11'2" plus wardrobes (4.63 to bay x 3.41 plus wardrobes)



Solid oak flooring, smooth plastered walls, double glazed bay window to front, built in sliding door wardrobes to one wall, upright panelled radiator, built in spotlights to ceiling beams:

### Bedroom Three 11'9" x 9'5" (3.59 x 2.89)

Solid Oak flooring, smooth plastered walls, recessed spotlights, double glazed windows to front and side ,radiator:

### Bathroom 9'8" x 7'1" (2.96 x 2.18)



Tiled floor and walls, pannelled jacuzzi bath, his and hers wash hand basins with storage beneath, independent tiled shower cubicle, closed coupled push button flush wc, two velux skylights over bath with built in blinds:

### Lounge/diner/kitchen 26'5" x 21'4" (8.06 x 6.52 )



Lounge/diner area:

Carpeted, smooth plastered walls, recessed spotlights, built in tiled fire place housing log burner, chrome wall panel radiator, full width byfolding doors overlooking rear garden.

Kitchen area:

Cupboard and draw base units, eye level wall cupboards with granite work surfaces, ceramic tiled splash backs, stainless steel sink unit with one and a half bowl, single drainer and mixer tap, built in Neff microwave and twin Neff ovens , fitted five ring gas hob with Alica extractor over, double glazed window to side, double glazed side door leading to front and rear garden,

### Utility

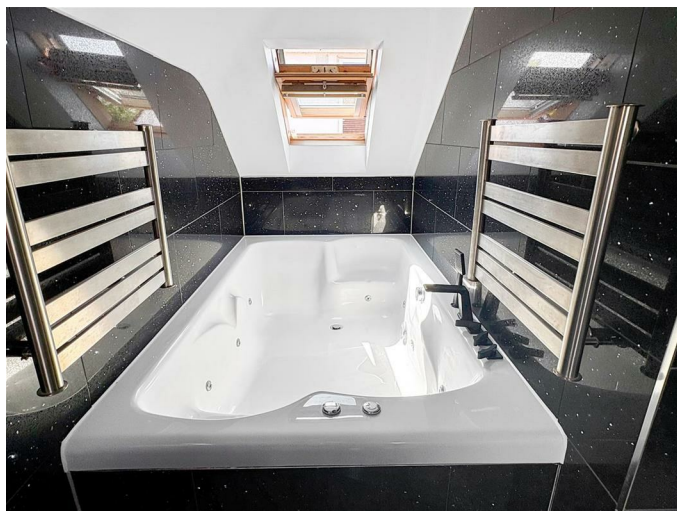
Tiled flooring and walls, wall mounted boiler serving gas central heating and domestic hot water system, extractor, stainless steel sink unit one and a half bowl, single drainer and muixer tap, recess and plumbing or washing machine and dishwasher, cupboard and draw unints, extractor, double glazed window to side

**First floor Bedroom One 16'2"ax x 15'5" max  
(4.95max x 4.70 max)**



Carpeted, smooth plastered walls, five velux windows with fitted blinds, eves storage, double glazed double doors opening to glass safety panel . recessed spotlights:

**Ensuite 15'3" max x 5'4" plus door recess (4.67  
max x 1.64 plus door recess)**



Tiled flooring and walls, velux window with built in blind, closed coupled push button flush wc, his and hers luxury sink units with built in mixer taps and mirror over, jacuzzi bath with further velux window and built in blind, either side chrome radiators over bath, further pannelled radiator:

**Externally**

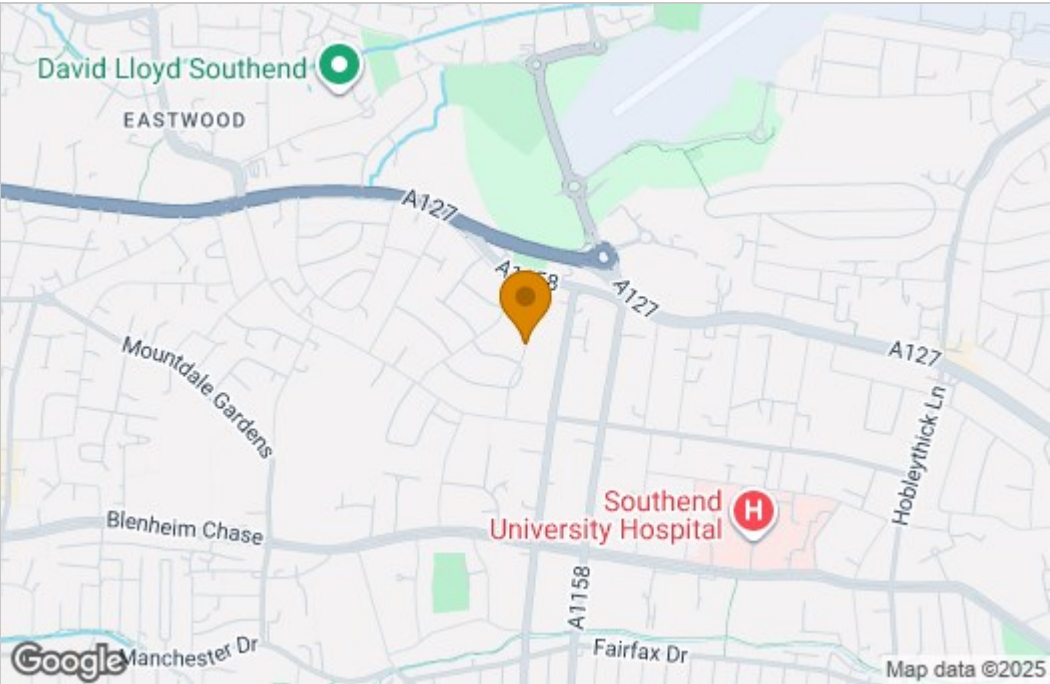


The private rear garden has a substantial brick built storage space/ potential office with up and over door and further access via double glazed double doors. The remainder of the garden is mainly laid to lawn with mature trees, flower and shrub areas, greenhouse., fencing to boundaries. The front garden is mainly laid to lawn and has a side driveway with stacked off street parking for up to four vehicles accessed from street via electronic sliding wrought iron gate. wrought iron railings to sides brick wall to front boundary.

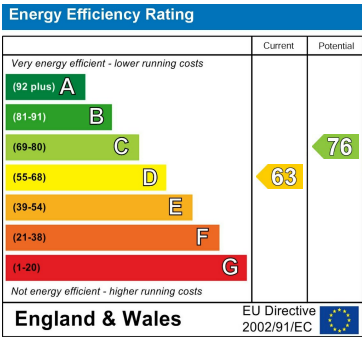
Floor Plan



Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.