



established 1919



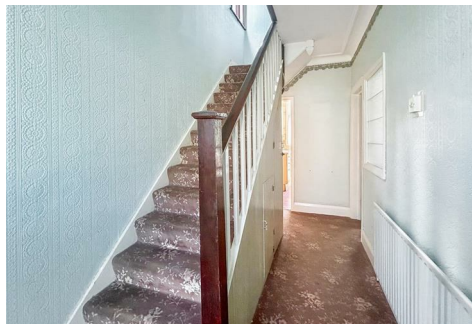
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## 8 Cavendish Gardens, Westcliff-On-Sea, SS0 9XS

**£375,000**

We are favoured with instructions as sole agents to offer for sale this good size end of terrace house being situated within the Chalkwell hall catchment area and convenient for grammar schools and local bus routes. To the ground floor is a spacious open plan lounge/diner, kitchen and conservatory, with the first floor offering three bedrooms and a family bathroom. The property is fully double glazed and benefits from gas central heating via radiators. Externally there is a South backing rear garden and off street parking to the front. No onward chain.

Double glazed door to porch. Further double glazed door leading to:

### Entrance hall



Opaque double glazed windows to front, stairs to first floor, carpeted, wall papered walls to coved ceiling, understairs storage/meter cupboard, wall mounted thermostat, door off on to:

### Lounge/diner 29'11" x 11'5" to alcove (9.12 x 3.50 to alcove)



Lounge area:

Double glazed bay window to front, carpeted, wall papered walls to coved ceiling, radiator, fire surround with marble inset and hearth and fitted gas fire.

Dining area:

Carpeted, wall papered walls to coved ceiling, fireplace with fitted gas fire, double glazed sliding patio doors leading to:

### Conservatory 8'8" x 5'10" (2.66 x 1.78)



Being double glazed and having double glazed side door to rear garden, tiled flooring:

### Kitchen 9'11" x 5'11" (3.04 x 1.81)



Fitted with cupboard and draw base units and eye level wall cupboards and rolled top work surfaces, stainless steel sink unit, tiled splash backs, tiled flooring, double glazed window and leading on to rear garden:

### First floor landing

Opaque double glazed window to side, carpeted, wall papered walls to coved ceiling, access to loft, door off onto:

**Bedroom One 15'9" to bay x 11'0" to alcove  
(4.81 to bay x 3.36 to alcove)**



Double glazed bay windows to front, carpeted, wall papered walls to covered ceiling, radiator.

**Bedroom Two 13'5" x 11'0" to alcove (4.10 x 3.37  
to alcove)**



Double glazed windows to rear, carpeted, wall papered walls to covered ceiling:

**Bedroom Three 8'3" x 6'8" (2.52 x 2.05)**



Double glazed orial bay windoe to front, carpeted, wall papered walls, picture rail:

**Bathroom/wc 10'1" inc door recess x 6'5" (3.09  
inc door recess x 1.98)**



Fitted with a white suite comprising panelled bath with electric shower over, shower rail and curtain, wash hand basin vanity unit with cupboards under, closed coupled push button flush wc, heated towel rail, cupboard housing boiler serving gas central heating and domestic hot water system, extractor, opaque double glazed window to rear, vinly flooring, tiled walls:

**Externally 26'3" (8.02)**

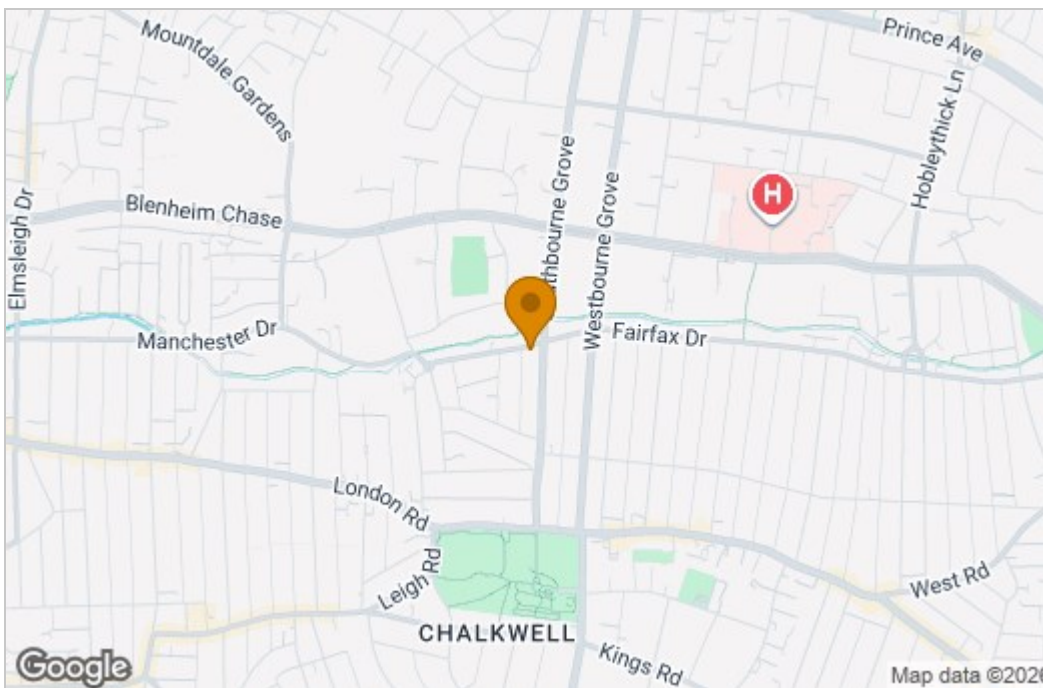
South backing rear garden commencing with a patio area to the immediate rear with the remainder baing mainly laid to lawn, covered storage/workshop to side approx 26' in length with secured access to the front of the property, cold water tap, further side access, fencing to boundaries, the front of the property is mainly concreted providing off street parking

## Floor Plan

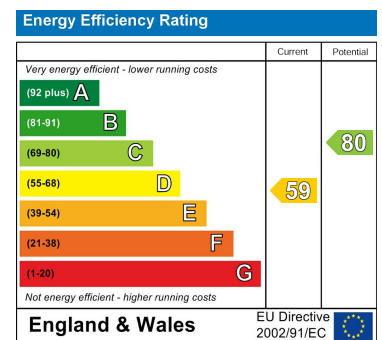


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## Area Map



## 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.