



6 Shanklin Drive  
Westcliff-On-Sea, SS0 9XU  
Price Guide £600,000



# 6 Shanklin Drive

, Westcliff-On-Sea, SS0 9XU

- GUIDE PRICE £600,000 - £625,000 - A rare opportunity has arisen to purchase this stunning character detached property in a very sought after area on the Leigh-On-Sea and Westcliff-On-Sea border with no onward chain. The property is situated in a peaceful tree lined road which provides generous on-street parking and boasts four light and airy double bedrooms with potential to easily convert to five bedrooms, two large reception rooms, separate kitchen/breakfast room, utility and ground floor w/c, ground floor bathroom and first floor shower room, a spacious, established and secluded rear garden and garage. There are various 'arts and crafts' touches that give added character to the original architectural features. With nearby good local schools, array of supermarkets and shops, Chalkwell mainline station, Leigh Broadway with its friendly restaurants and bars and Southend Hospital. To arrange a viewing please call us on 01702 710 555.

## Entrance

Via a wooden door to side of property leading to...

## Hallway

Feature stained glass obscure windows to side, coving to ceiling, dado rail, wall mounted radiator, carpeted stairs leading to first floor, carpet laid to floor; doors to accommodation.

## Ground Floor Primary Bedroom

14'9" (into bay) x 13'4" (4.52 (into bay) x 4.08)

Picture rail, three wall mounted radiators, fitted wardrobes, large bay window to front aspect, carpet laid to floor.

## Sitting Room

17'5" (into bay) x 14'6" (5.32 (into bay) x 4.43)

Coving to ceiling and ceiling rose, large bay window to front aspect, two wall mounted radiators, feature brick built fireplace, picture rail, carpet laid to floor.

## Bathroom

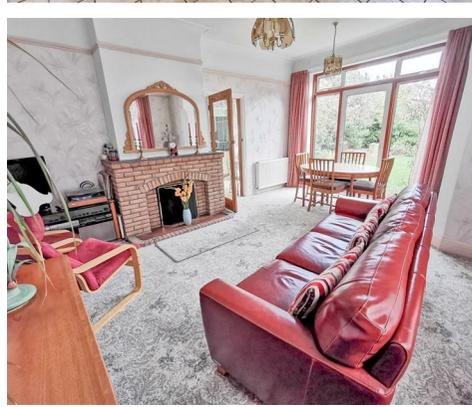
9'10" x 6'3" (3.0 x 1.91)

Fitted with a four piece suite comprising panel bath with handheld shower attachment, wash hand basin, w/c and bidet, smooth ceiling with inset spotlights, tiled walls, obscure windows to side aspect, wall mounted radiator, tiled flooring.

## Kitchen/Breakfast Room

15'1" x 13'7" (to furthest points) (4.60 x 4.15 (to furthest points))

Fitted with matching high gloss wall and base units with complementary work surface and inset double sink and drainer, space for appliance such as gas cooker, tall fridge freezer, washing machine and dish washer. Smooth ceiling with inset spotlights and coving, window and door leading to utility room, double glazed French doors to rear garden, wall mounted combination boiler, two wall mounted radiators, half tiled walls and tiled flooring.



#### Lean to/Utility Room

20'4" x 7'7" (6.22 x 2.32)

Double glazed 'cat and kitten' door leading to rear garden with feature obscure stained glass windows either side, fitted units, tiled flooring, access to...

#### W/C

4'3" x 2'9" (1.30 x 0.84)

Fitted with w/c and wash hand basin, obscure window to rear, tiled flooring.

#### Lounge/Diner

17'7" x 14'2" (to furthest points) (5.38 x 4.33 (to furthest points))

Coving to ceiling and ceiling rose, picture rail, brick built fireplace with tile and brick hearth, window to side, two wall mounted radiators, obscure window from hallway allowing plenty of light, double glazed door and windows to rear, carpet laid to floor.

#### First Floor Landing

Smooth ceiling with large double glazed velux window to side and loft access, double glazed obscure window to side, carpet laid to floor; doors to accommodation.

#### Second Bedroom

17'8" x 11'6" (5.41 x 3.53)

This bedroom used to be two rooms and can easily be converted back to two rooms should you need that fifth bedroom or study. Two double glazed windows to front, two wall mounted radiators, eaves storage, carpet laid to floor.

#### Third Bedroom

17'10" x 14'6" (to furthest points) (5.45 x 4.43 (to furthest points))

L-shaped bedroom with two double glazed windows to rear and large double glazed velux window to side, two wall mounted radiators, carpet laid to floor.

#### Fourth Bedroom

10'9" x 8'7" (3.30 x 2.64)

Double glazed window to side aspect, built in sliding mirrored door wardrobe to one wall, wall mounted radiator, carpet laid to floor.

#### Shower Room

6'0" x 5'8" (1.83 x 1.74)

Fitted with a three piece suite comprising walk in shower cubicle, wash hand basin and w/c, half tiled walls, smooth ceiling, double glazed obscure windows to side.

#### Rear Garden

Commencing with patio area and remainder mainly laid to lawn with further patio area to rear and brick built BBQ, established trees and shrubbery and fencing to side boundaries, brick and fencing to rear boundary and access to front of property via both sides.

#### Front Garden

A pleasant outlook from the house to the front garden which has established shrubbery and trees, low level brick built wall to front, access to garage via wooden double doors with hard standing in front to fit a small vehicle, pathway leading to front door.

#### Garage

16'2" x 8'4" (4.93 x 2.55)

Access via double wooden doors to front and door to rear leading to Utility room, window to side, water tap, electric supply.

#### Agents Notes

##### Local Shops

Westcliff High Grammar for boys and girls

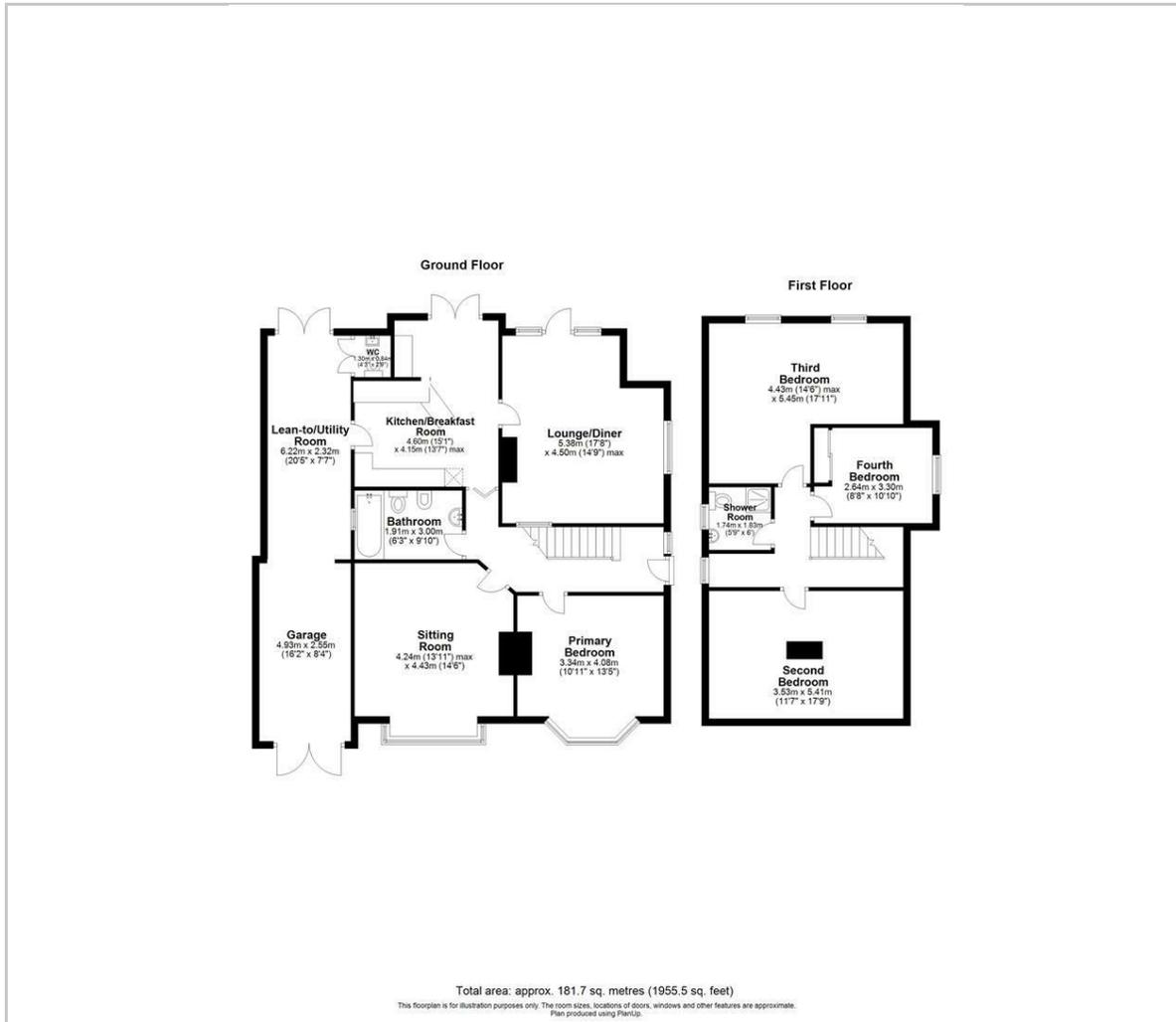
Thomas More Catholic Secondary for boys

Chase High Secondary

Chalkwell Hall Schools Primary

Lady of Lourdes Catholic Primary

## Floor Plan



## Viewing

Please contact our Leigh-on-Sea Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

