

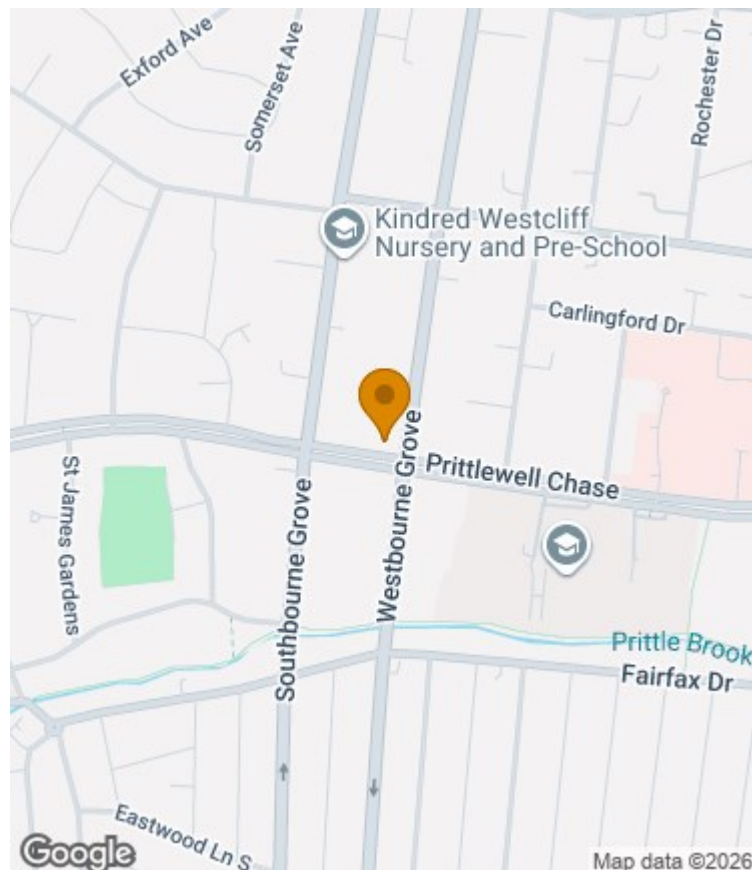


This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

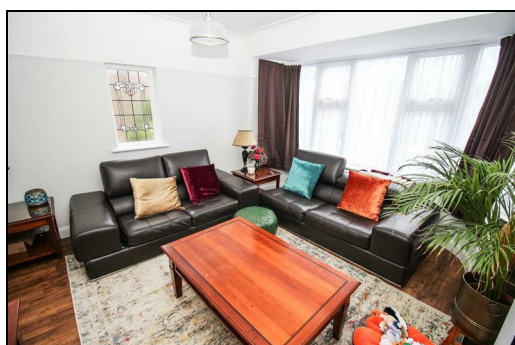
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations or warranty in respect of the property.



**Turner Sales & Lettings**  
**34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**



BEAUTIFULLY PRESENTED SEMI-DETACHED  
FAMILY HOME

GROUND FLOOR CLOAKROOM

SPACIOUS ENTRANCE HALL

GREAT SIZED GARDEN

NO OWNARD CHAIN

THREE DOUBLE BEDROOMS

STUNNING OPEN PLAN KITCHEN/DINER

LOUNGE WITH BAY WINDOW

AMPLE PARKING FOR NUMEROUS VEHICLES

MOVE IN READY

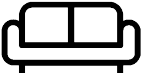
**Prittlewell Chase, Westcliff On Sea**

**Offers In Excess Of  
£550,000**

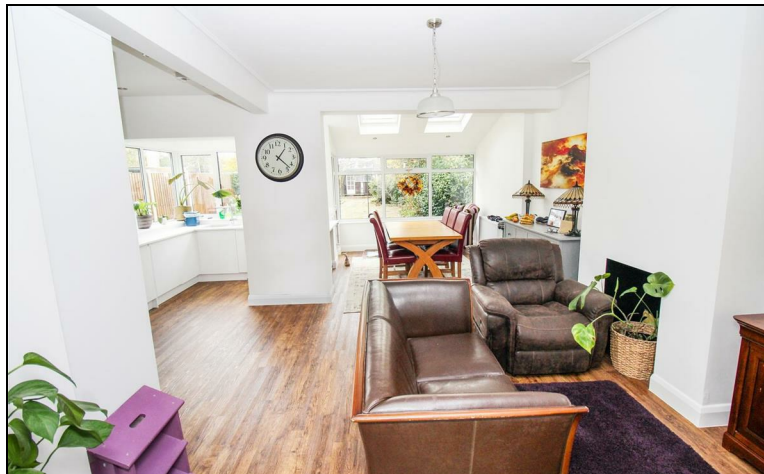


WHAT & WHERE - LOCATED IN THE HIGHLY DESIREABLE PRITTLEWELL CHASE AREA OF WESTCLIFF THIS ATTRACTIVE CHARACTER SEMI-DETACHED FAMILY HOME. PRESENTED IN EXCELLENT DECORATIVE ORDER AND BENEFITTING FROM THREE DOUBLE BEDROOMS, STUNNING OPEN PLAN KITCHEN/DINER, GREAT SIZED GARDEN AND AMPLE OFF STREET PARKING. CLOSE TO LOCAL AMENITIES AND SOUTHEND HOSPITAL. WITHIN EARLS HALL PRIMARY SCHOOL AND THE EASTWOOD ACADEMY CATCHMENT.

WHY - PERFECT FOR THE GROWING FAMILY, OR A DOWNSIZER LOOKING FOR ALL AMENITIES TO BE CLOSE BY.

312D

Council Tax Band : D





ENTRANCE PORCH

SPACIOUS ENTRANCE  
HALL

GROUND FLOOR  
CLOAKROOM

LOUNGE

14'2" x 12'5" (4.32m x  
3.78m)

LUXURY FITTED KITCHEN  
/ DINER

26'8" x 19'4" (8.13m x  
5.89m)

MASTER BEDROOM

14'2" x 12'5" (4.32m x  
3.78m)

BEDROOM TWO

11'10" x 11'6" (3.61m x  
3.51m)

BEDROOM THREE

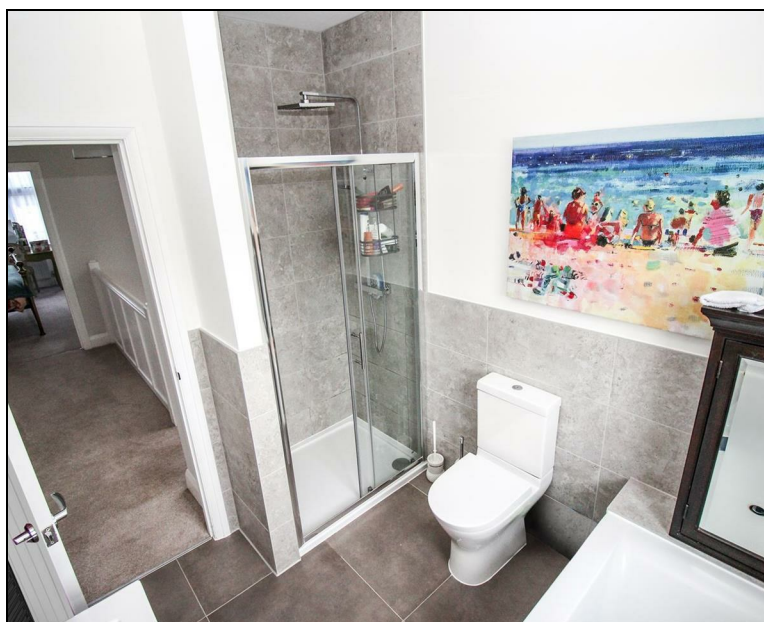
12'1" x 8' 10" (3.68m x  
2.44m 3.05m)

MODERN FAMILY  
BATHROOM

LARGE BLOCK PAVED  
DRIVEWAY

GREAT FAMILY SIZED  
REAR GARDEN

AGENTS NOTE  
INTERNAL PHOTOS ARE  
FROM PREVIOUS  
TENANCY AND ARE FOR  
ILLUSTRATION PURPOSES  
ONLY.



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

