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Westcliff Gardens, Canvey Island Guide price £425,000

- Call Aspire Estate Agents To Book In A Viewing
- Moments From The Seafront
- Kitchen Diner With Separate Utility
- Ample Driveway And Detached Outbuilding/Garage
- Triple Aspect Lounge
- ** No Onward Chain **
- Super Sized Bathroom, Shower Room And Two WCs
- Leigh Beck And Castle View Catchments
- Huge Character Home
- Basement Currently Used For Storage

Aspire Estate Agents is delighted to present a captivating family home, marked as a STAR BUY. This residence boasts four spacious double bedrooms, breathtaking sea views, a detached garage, and ample parking. The property features a sizable kitchen diner, ideal for family gatherings, and exudes historical charm while offering significant potential for further enhancement.

Spanning three floors, the house includes two bathrooms, two additional WC's, and a convenient separate utility room. The generously proportioned triple aspect lounge adds to the appeal, providing ample space for relaxation. Additionally, the property comes with a versatile outbuilding/garage equipped with power and light.

This well-constructed home enjoys a prime location close to the seafront, within the Leigh Beck and Castle View School catchments. With sea views from the top floor, generous parking, and a basement for storage, this residence offers a unique blend of history, character, and future possibilities. Take advantage of this exceptional opportunity to secure a beautiful family home in proximity to local amenities. Guide Price £425,000 to £450,000.

Frontage: The driveway accommodates 4 to 5 vehicles and provides access to the garage. There is a lawn area surrounded by established tree and shrub borders, with side access leading to the rear garden.

Hallway: Dimensions of 2.716m x 2.686m (8'10" x 8'9"). The staircase leads to the first floor, and there is a front entrance door to the side, leadlight windows to the front, a smooth ceiling with a picture rail, understairs cupboards, wooden flooring, and a door leading to:

Lounge: Dimensions of 6.660m x 4.243m (21'10" x 13'11"). Features include leadlight bay windows to the front with stained glass, leadlight windows to the side, stained glass windows to the rear with a wooden door opening to the rear garden, a fireplace with a stone surround, two radiators, and wooden flooring. There is also a door leading to:

Kitchen Diner: Dimensions of 4.633m x 4.588m (15'2" x 15'0"). This area has leadlight windows to the rear. The kitchen comprises wall and base level units with a rolled edge laminate worktop, a four-ring gas hob with an extractor fan above, a stainless steel 1.5 sink and drainer, tiled splashbacks, space for a dishwasher, fridge, and freezer, integrated oven, wall-mounted boiler, radiator, and a door back to the hallway.

Utility Room/Downstairs Toilet: Dimensions of 2.800m x 1.383m (9'2" x 4'6"). This space includes an obscured window to the front, a low-level WC with a wall-hung corner washbasin, a rolled-edge worktop with space for a washing machine and tumble dryer underneath, wall-mounted cupboards, tiled splashbacks, radiator, and lino flooring.

First Floor Landing: Dimensions of 4.450m x 1.423m (14'7" x 4'8"). The carpeted stairs lead to the top floor, and there are windows to the front aspect, a smooth ceiling with two pendant lights, a picture rail, understairs storage, radiator, and carpet. Note: There is a cupboard housing a washbasin.

Bedroom Three: Dimensions of 4.253m x 4.170m (13'11" x 13'8"). This room features leadlight windows to the front and side, a full range of built-in wardrobes, a radiator, and laminate flooring.

Bedroom Four: Dimensions of 4.259m x 3.277m (13'11" x 10'9"). With a smooth ceiling, a pendant light, picture rail, leadlight windows to the rear, carpet, and radiator.

Family Bathroom: Dimensions of 3.302m x 3.088m (10'9" x 10'1"). The bathroom has leadlight windows to the rear, a smooth ceiling, and a four-piece suite comprising a shower, a free-standing rolled-edge bath with a shower attachment, a low-level WC, a wall-hung double washbasin with a tiled splashback, a wall-hung heated towel rail, tiled flooring, and part-tiled walls.

First Floor Shower Room: Dimensions of 2.734m x 1.586m (8'11" x 5'2"). This room includes leadlight windows to the front, a smooth ceiling with inset spotlighting, a double walk-in shower with a rainfall head, a vanity unit washbasin, a low-level WC, fully tiled walls, and floor.

Second Floor Landing: The landing has a smooth ceiling with a pendant light, a loft hatch, eaves storage cupboard, carpet, and doors leading to all rooms.

Bedroom One: Dimensions of 4.463m x 4.243m (14'7" x 13'11"). This room features leadlight windows to the front bay, a dado rail, eaves storage cupboard, a radiator, and carpet. Note: This room offers sea views from the window.

Separate WC: Dimensions of 1.559m x 0.987m (5'1" x 3'2"). The space includes a low-level WC, a wall-hung washbasin, fully tiled walls, and lino flooring.

Bedroom Two: Dimensions of 4.488m x 3.242m (14'8" x 9'10"). This room has leadlight bay windows to the rear, eaves cupboards, a radiator, and carpet. Note: This room offers sea views from the window.

West Backing Rear Garden: The garden starts with a raised decking area and extends to a lawn. There is side access to the front, outside power points, and an outside tap.

Detached Garage/Outbuilding: Dimensions of 5.118m x 2.469m (16'9" x 8'1"). The structure is equipped with power and lighting, lino flooring with underlay, and a door to the side leading out onto the garden. Note: This can be converted back into a garage as the garage door is still on the front.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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