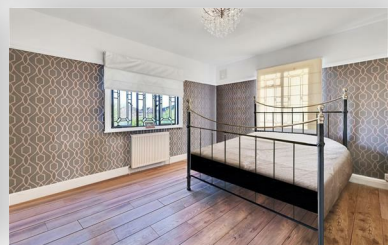


To arrange a viewing contact us
today on 01268 777400



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

VIEW THROUGH ASPIRE AND RECEIVE £250 TOWARDS YOUR SOLICITOR FEES ON COMPLETION. 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.

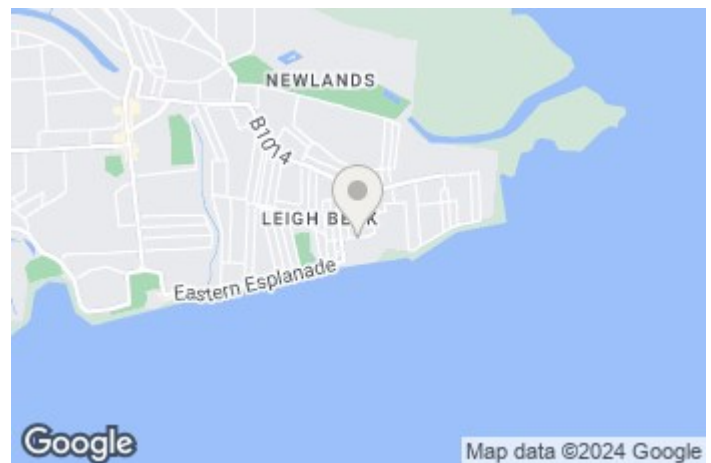
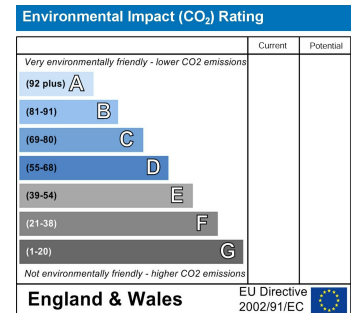
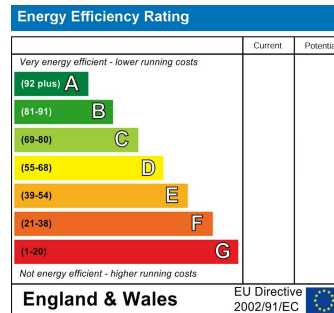
Bedroom One: Dimensions of 4.463m x 4.243m (14'7" x 13'11"). This room features leadlight windows to the front bay, a dado rail, eaves storage cupboard, a radiator, and carpet. Note: This room offers sea views from the window.

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.



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.