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today on 01268 777400



## Southbourne Gardens, Westcliff-On-Sea Guide price £550,000

Aspire Estate Agents proudly presents this impressive semi-detached residence, meticulously maintained and perfect for creating cherished family memories. This property features ample space, abundant off-street parking, and a tranquil rear garden, making it a must-see!

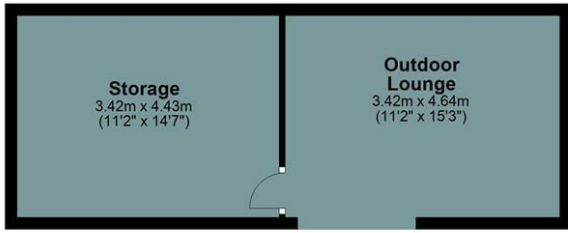
Strategically located, this fantastic home is surrounded by an array of outstanding amenities. Nearby attractions include Chalkwell Park, Southend Hospital, convenient bus connections, easy access to the A127, and Chalkwell station with access to the C2C trainline to London Liverpool Street. Enjoy family outings at Chalkwell Beach and explore the shops, cafes, bars, and restaurants at Leigh Broadway. The property falls within the catchment areas for Earls Hall Primary School, Eastwood Academy, and nearby grammar schools. Guide Price £550,000 - £575,000

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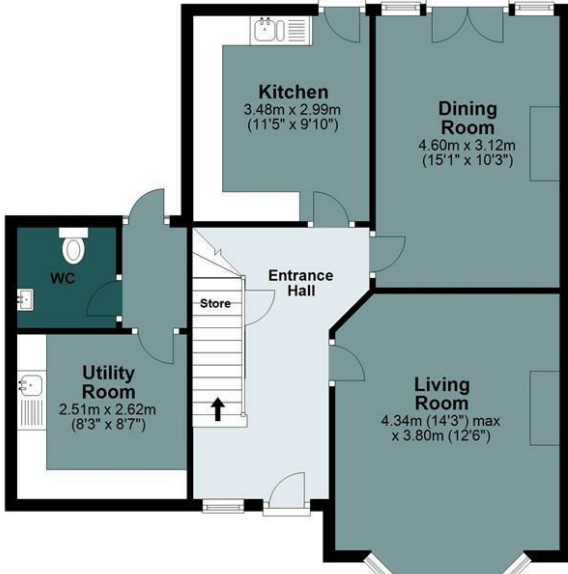
### Outbuilding

Approx. 31.3 sq. metres (337.3 sq. feet)



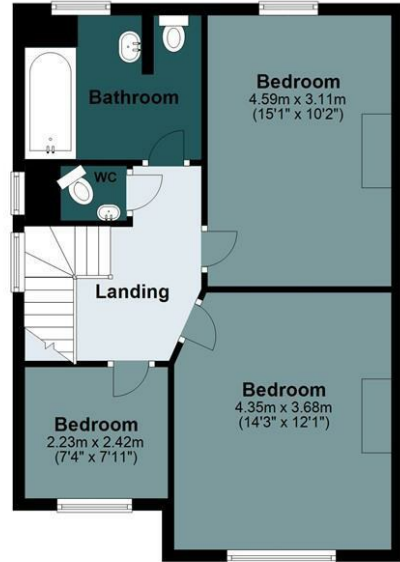
### Ground Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



### First Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 153.3 sq. metres (1650.6 sq. feet)  
**Southbourne Gardens**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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.