

**To arrange a viewing contact us
today on 01268 777400**



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

Aspire Estate Agents are delighted to present this stunning four-bedroom semi-detached house, situated in the highly desirable area of Southbourne Gardens, Westcliff-on-Sea. Combining space, elegance, and modern living, this beautiful home spans three floors of thoughtfully designed accommodation, featuring three reception rooms, three toilets, and an extra-large garden, making it the perfect family residence.
Guide Price: £550,000 - £575,000. To arrange a viewing, please call us on 01268 777 400.

Tenure: Freehold
Council Tax Band: D
Measurements:

Living Room 4.9m x 4.2m

Kitchen 3m x 2.9m

Dining Room 3.75m x 3.8m

Conservatory 4.4m x 3.7m

Bathroom 2.7m x 2.7m

Bedroom 2 4.1m x 3.5m

Bedroom 3 4.05m x 4.1m

Bedroom 4 2.7m x 2.5m

Bedroom 1 6.5m x 4.3m

Internal

The ground floor of this beautifully presented home features a spacious lounge with a bay window, a well-equipped kitchen, and a large dining room that opens into a bright conservatory—perfect for family gatherings. The first floor hosts three well-proportioned bedrooms and a modern family bathroom. The crowning jewel of this property is the expansive master bedroom on the second floor, complete with an en-suite bathroom and a private balcony offering a serene retreat.

External

Externally, the property boasts a well-maintained rear garden, ideal for outdoor entertaining and relaxation. The front garden enhances the property's curb appeal, and there is also off-street parking available.

Location

Southbourne Gardens is located in a tranquil residential area, yet close to the vibrant amenities of Westcliff-on-Sea. The property enjoys excellent transport links, with nearby train stations providing easy access to London, as well as a variety of local shops, parks, and restaurants within walking distance.

School Catchments

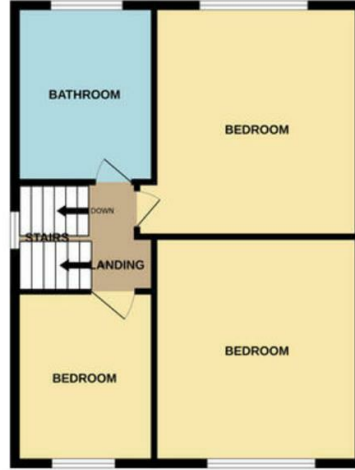
This property is within the catchment area of highly

regarded schools, making it an excellent choice for families. Both primary and secondary schools are easily accessible, providing quality education options for children of all ages.

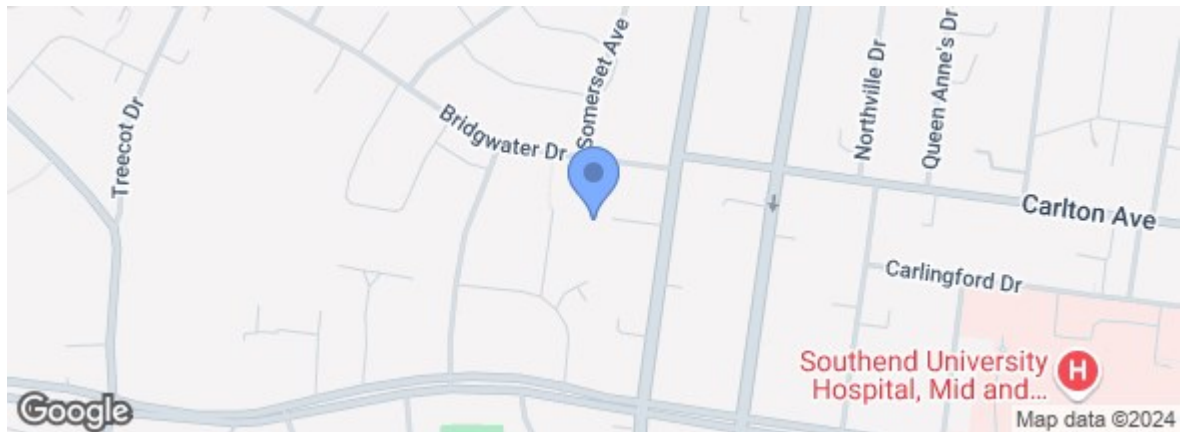
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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	



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.