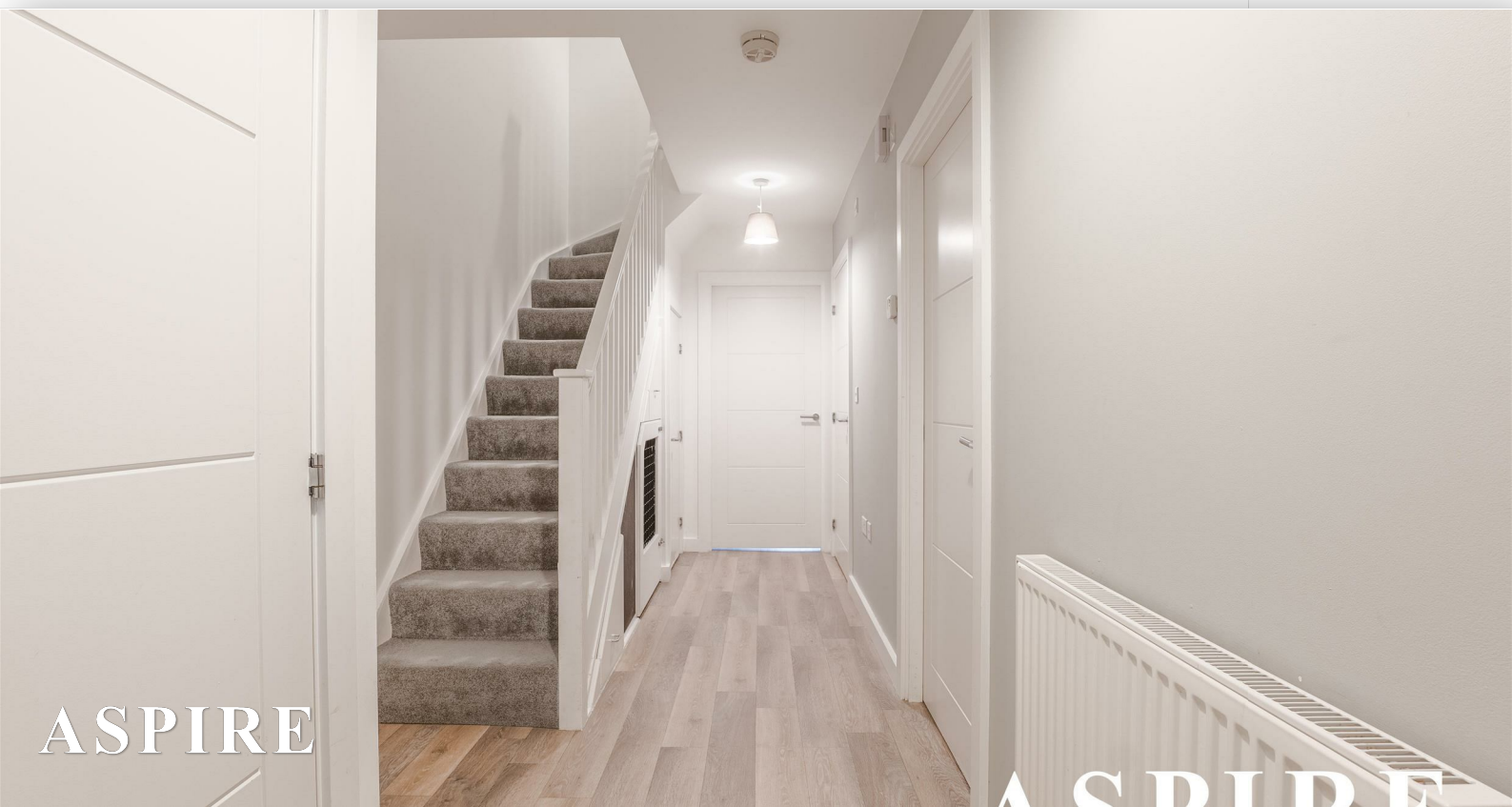


*To arrange a viewing contact us
today on 01268 777400*



Fairfax Drive, Westcliff-On-Sea Guide price £350,000

GUIDE PRICE £350,000 - £375,000 - This modern end-of-terrace home offers a stylish and versatile living space, featuring two spacious double bedrooms with the added potential for a loft conversion (subject to planning permission).

Ideally located, the property is just a short stroll from local shops and a 15-minute walk to Priory Park—perfect for family outings, playtime, or enjoying scenic walks in the fresh air. Southend High Street is only a 15-minute walk away, offering a wide range of shops, cafes, bars, and restaurants to explore. For commuters, Prittlewell Station is a convenient 10-minute walk, providing direct trains to London in under an hour, while multiple bus routes are also nearby for easy access around the area.

This fantastic home combines modern comfort with superb potential and an excellent location, making it ideal for first-time buyers, families, or those looking to expand their living space.

Property Details

Front Garden

Block paved driveway providing off street parking for one vehicle.

Entrance

Entrance door into hallway comprising smooth ceiling with pendant lighting, stairs leading to first floor landing, under stair storage cupboard, further storage cupboard, radiator, laminate flooring, doors to:

Kitchen

13'9 x 6'9

Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, breakfast bar with laminate work surfaces above, integrated oven with four ring induction hob above and extractor unit over, integrated dishwasher, space for American style fridge/freezer, double glazed windows to front and side, smooth ceiling with fitted spotlights, radiator, laminate flooring.

Downstairs Cloakroom

Two piece suite comprising wall mounted wash hand basin with mixer tap and low level w/c, extractor fan, smooth ceiling with fitted spotlights, partially tiled walls, radiator, tiled flooring.

Lounge

13'9 x 9'1

Double glazed windows to side and rear, double glazed French doors to rear opening to rear garden, smooth ceiling with pendant lighting, radiator, laminate flooring.

First Floor Landing

Smooth ceiling with pendant lighting, carpeted flooring, doors to:

Bedroom One

13'9 x 10'6

Double glazed windows to front and side, smooth ceiling with pendant lighting, loft access, radiator, carpeted flooring.

Bedroom Two

13'9 x 9'5

Double glazed windows to side and rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

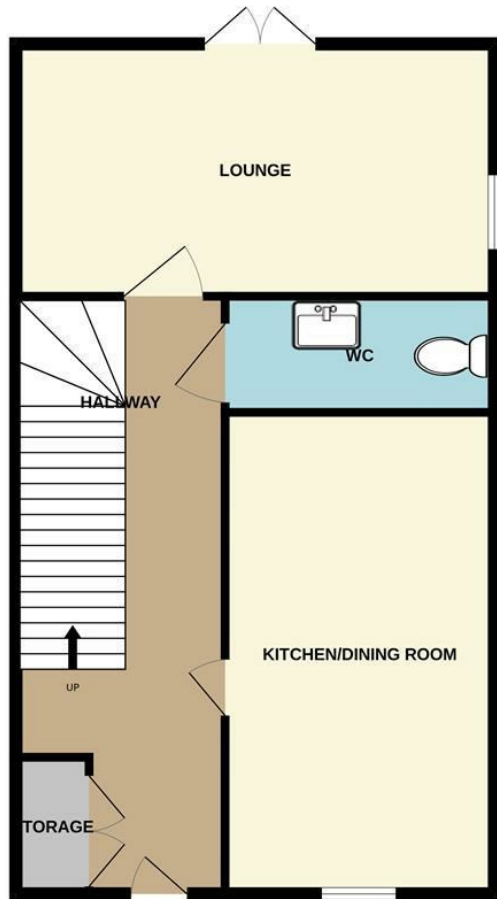
Three piece suite comprising panelled bath with tap above and handheld shower attachment over, wall

mounted wash hand basin with mixer tap and low level w/c, chrome heated towel rail, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.

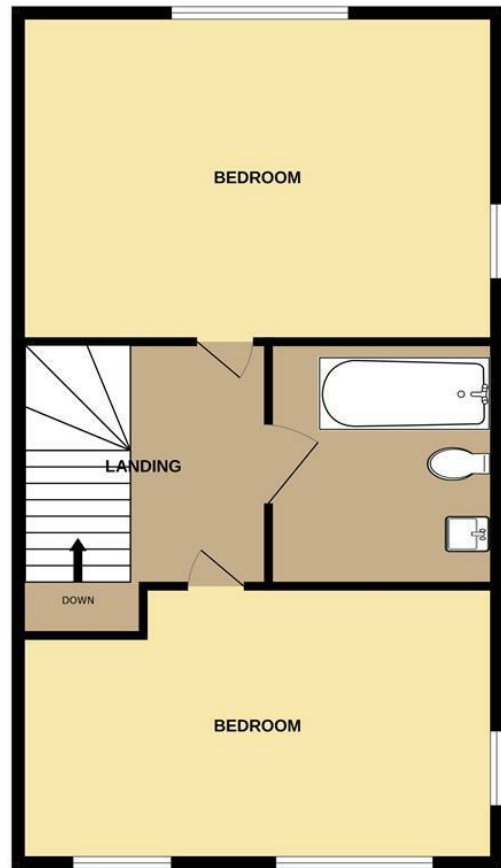
Rear Garden

Slab paved seating area, remainder laid to artificial lawn with further slab paved seating area at rear.

GROUND FLOOR

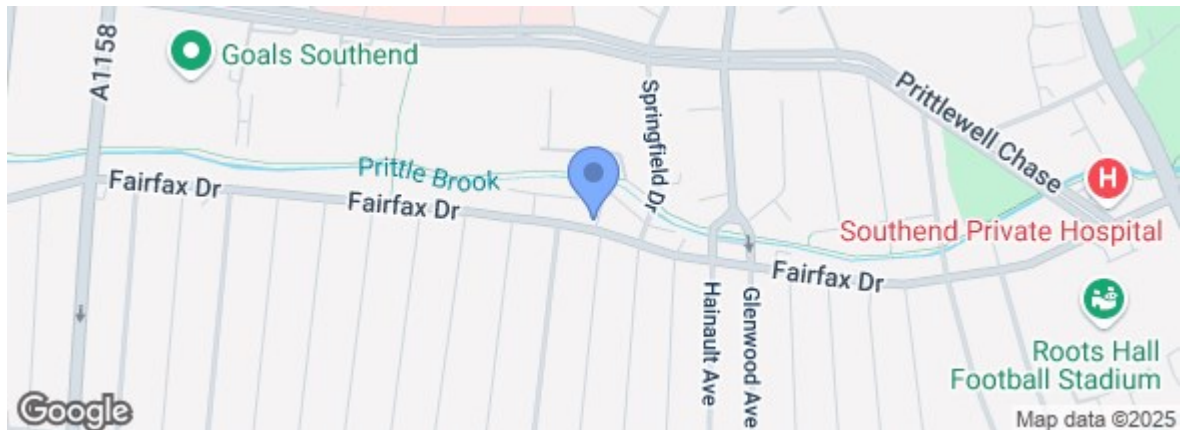


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	86	88
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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