

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



Westminster Drive, Westcliff-On-Sea Guide price £425,000

Aspire Estate Agents are delighted to introduce to the market this stunning and modern semi-detached home, perfectly situated within the sought-after Chalkwell Hall School catchment and just a short walk from both Chalkwell Station and Chalkwell Park. This beautifully designed property, now eight years old, still benefits from two years remaining on its Buildzone warranty and offers a fantastic opportunity for buyers looking for contemporary living in a prime location.

Spanning three floors, this home boasts three generously sized double bedrooms, including a superb master suite on the top floor complete with an en-suite shower room. The main family bathroom serves the additional bedrooms, while a convenient ground floor W.C. adds to the practicality of the layout. The spacious lounge/diner is a bright and welcoming space, featuring French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. The modern kitchen/breakfast room is beautifully appointed with stylish high-gloss units, ample storage, and integrated appliances, making it a perfect space for both everyday living and entertaining.

Externally, the property enjoys a good-sized, east-facing rear garden, offering the ideal setting for relaxing or entertaining. A real standout feature of this home is the private, block-paved driveway, providing off-street parking exclusively for this property—a rare benefit on this road. Additionally, the home features owned solar panels, enhancing energy efficiency and helping to reduce running costs.

With its contemporary design, excellent location, and fantastic living space, this is a home that truly ticks all the boxes for modern family living.

Guide Price- £425,000-£450,000

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Ground Floor

Lounge: 4.07m x 3.83m (13'4" x 12'7")

Kitchen/Diner: 4.74m (15'7") max x 1.90m (6'3")

WC

Entrance Hall

First Floor

Bedroom 1: 2.83m x 4.04m (9'3" x 13'3")

Bedroom 2: 3.16m x 2.31m (10'4" x 7'7")

Bathroom

Landing

Second Floor

Bedroom 3: 3.70m (12'2") max x 3.73m (12'3")

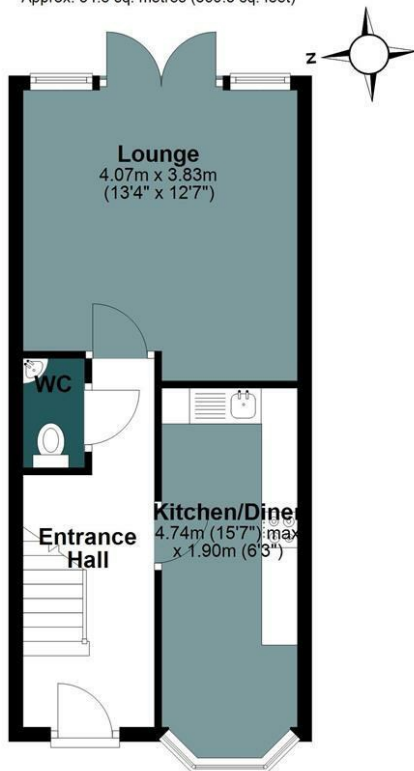
En-suite

Total Area

Approx. 88.3 sq. metres (950.4 sq. feet)

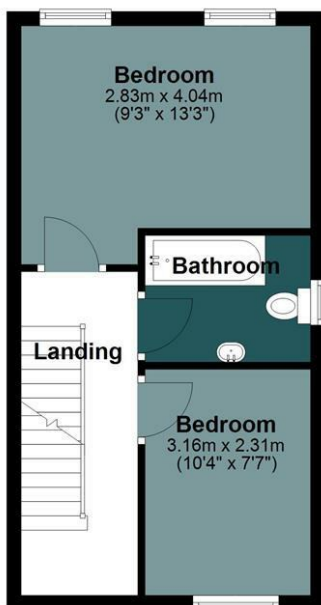
Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



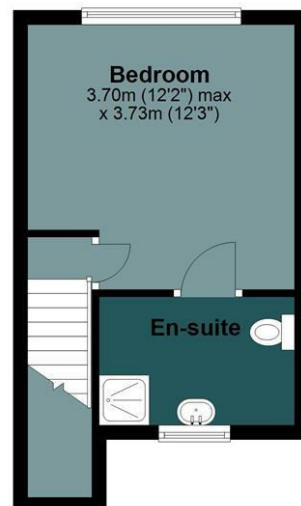
First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Second Floor

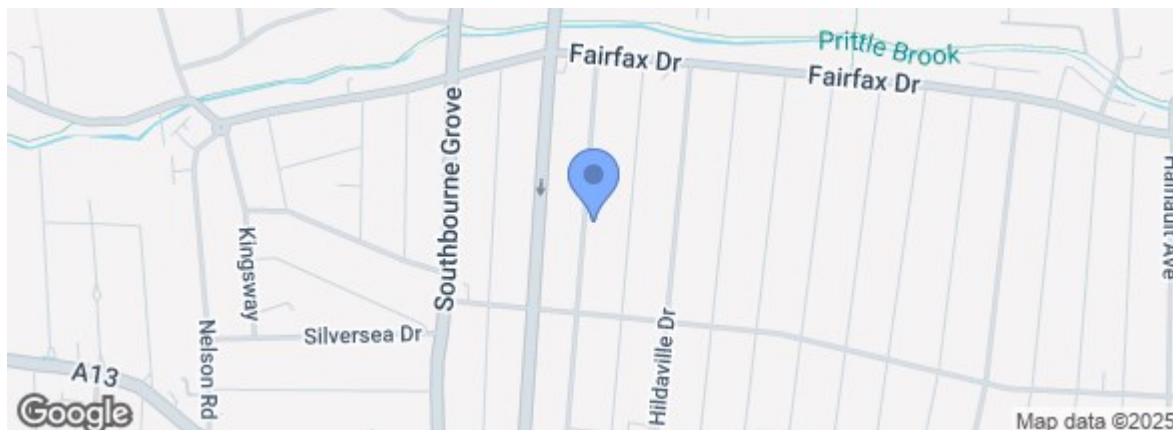
Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 88.3 sq. metres (950.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current
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
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.