



FOR SALE

Shakespeare Drive, Westcliff-On-Sea SS0 9AB

Offers In Excess Of £365,000 Freehold Council Tax Band - C

1280.92 sq ft

- Three Bedroom End Terraced House
- Paved Driveway Offering Off-Road Parking At The Front Of The Home
- Open Flowing Dining Room And Lounge
- Ample Kitchen Storage With Integrated Appliances
- Large Porch Area With Direct Access To Garden
- Peaceful Rear Garden Ideal For Relaxation And Entertaining
- Three Well Sized Bedrooms
- Close To Priory Park For Summer Walks
- Short Drive To Southend City Centre With Shopping And Entertainment
- Close To Transport Links

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

ARE YOU LOOKING FOR A FAMILY HOUSE WITH OFF STREET PARKING?

This spacious and well-presented home offers versatile living for your family. Featuring a bright porch, generous lounge with ornamental fireplace, dining room and kitchen with integrated appliances, it's ideal for everyday living and entertaining.

The home boasts three double bedrooms, a three piece bathroom, ground-floor shower room, and storage solutions including a boarded loft to enhance practicality.

Outside, you can look forward to off-road parking, a beautifully landscaped rear garden with patio area, lawn for your children to play and shed.

Located close to Priory Park, Southend City Centre, and local amenities on the sea front, this is a fantastic home for families or anyone seeking a central location.

Measurements

Lounge/Diner

23'8 x 13'2 x 16'0 x 10'2 (7.21m x 4.01m x 4.88m x 3.10m)

Kitchen

16'1 x 9'6 x 5'9 (4.90m x 2.90m x 1.75m)

Shower Room

6'2 x 3'2 (1.88m x 0.97m)

Utility Room

10'1 x 5'1 (3.07m x 1.55m)

Storage Area

14'6 x 5'2 (4.42m x 1.57m)

Bedroom One

16'2 x 11'4 (4.93m x 3.45m)

Bedroom Two

12'1 x 10'5 (3.68m x 3.18m)

Bedroom Three

9'8 x 9'7 (2.95m x 2.92m)

Bathroom

9'6 x 5'7 (2.90m x 1.70m)

Landing

Porch

Entrance Hall

Ground Floor

Step into a spacious and bright tiled porch that not only welcomes you home but also offers direct access to the rear garden. To the right, the entrance hallway leads you past the staircase and into the heart of the home. Straight ahead, the dining room provides a central hub for family meals and entertaining, with access to the versatile storage room on the left and an open flow into the lounge area on the right with wonderful fireplace feature creating a cosy atmosphere. Continuing through the hallway, you'll find a well-equipped kitchen with integrated appliances, ideal for everyday cooking. Just off the kitchen is a convenient ground-floor shower room and a cleverly designed utility area, complete with integrated space for a washing machine and tumble dryer tucked neatly behind cupboard doors. From here, you can step out into the rear garden.

First Floor

The multi-level landing creates a sense of space and separation across the first floor. From the top of the stairs to the left, you'll find the third bedroom, which is currently housing a double bed plus furniture. The bathroom is also on this side of the landing, which features a bath with

overhead shower, low-level W/C, and hand basin. Step up to the next level on the right, where bedroom two awaits on the left, a generously sized room that easily accommodates a double bed and additional furniture. Straight ahead is bedroom one, complete with sleek built-in sliding wardrobes, offering ample storage while keeping the space clutter-free. A convenient storage cupboard is positioned on the right for added practicality from the landing also. For those in need of extra storage, the loft is easily accessible via a pull-down ladder and is fully boarded - ideal for keeping your belongings neatly tucked away.

Exterior

This home offers the convenience of off-road parking via a paved driveway at the front, ensuring easy access and peace of mind when parking your vehicle. To the rear, the garden is designed for both relaxation and functionality, featuring a paved patio area, ideal for outdoor dining and a raised wooden deck leading out from the storage room. The remainder of the garden is laid to lawn for your children and pets to enjoy playing and finished off with framed charming flower bed borders with brick walling that adds character and definition to the space.

Location

This home is situated in a central location with a whole host of amenities surrounding it. Nearby is the lovely Priory Park with open green spaces, ideal for dog walks and perfect for sunny day picnics with your children. Here you are just a short drive away from Southend City Centre offering a huge variety of retail shops, restaurants and entertainment facilities. Nearby is also the Chase Sports & Fitness Centre hosting athletic activities. Various transport links are close by.

School Catchments

The Westborough School
Chase High School

Tenure

Freehold.





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.

Made with Metropix ©2025



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	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk