



FOR SALE

**Westminster Drive,
Westcliff-On-Sea SS0 9SE**

Asking Price £450,000 Freehold Council Tax Band - C

3  1  2  1205.57 sq ft

- Three Bedroom House With Modern Interiors
- Paved Driveway Providing Parking For One Vehicle
- Bay-Fronted Lounge With Electric Fireplace
- Contemporary And Spacious Kitchen/Diner With Breakfast Bar
- Stylish And Elegant Decorating And Fixtures
- Landscaped Rear Garden With Decking And Artificial Grass
- Four Piece Suite Bathroom With Freestanding Bath
- Walking Distance To Chalkwell Park For Family Days Out
- Walking Distance To Supermarket, Shops, Cafe's And Restaurants
- Short Drive To Chalkwell Station And Sea Front

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

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Description

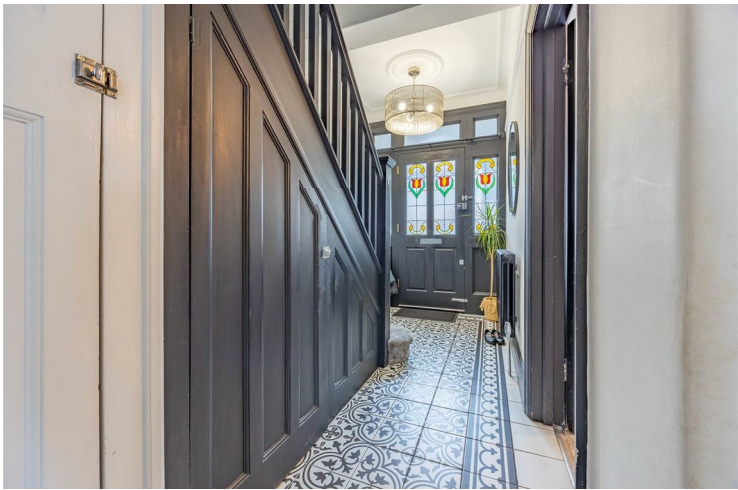
VENDORS HAVE FOUND WITH NO ONWARD CHAIN

This beautiful home combines contemporary design with practical family living. A sleek monochrome hallway sets the tone, leading to a bay-fronted lounge and a stunning kitchen/diner with integrated appliances, breakfast bar, and utility area. Upstairs, three well-presented bedrooms and a wonderful four-piece bathroom ensure style, comfort, and flexibility for the modern lifestyle.

Curb appeal meets convenience with a paved driveway and stylish black front door featuring stained glass accents. To the rear, the landscaped garden offers an inviting decking for outdoor seating, perfect for summer evenings, alongside artificial lawn that promises year-round greenery without the upkeep. This home's thoughtful outdoor spaces are designed for both entertaining and relaxation.

Nestled on Westminster Drive, this address blends tranquility with accessibility. Just moments from Chalkwell Park, local shops, and eateries, it's ideal for families. The seafront is within easy reach, and nearby bus routes and Chalkwell station ensure smooth travels and an easy commute into London. A location that truly has everything on the doorstep.





Measurements

Hallway

13'1 x 5'6 > 2'6 (4.01m x 1.69m > 0.77m)

Lounge

13'1 into recess x 12'4 x 14'5 into bay (4.00m into recess x 3.76m x 4.41m into bay)

Kitchen/Diner

19'6 x 12'5 > 9'2 (5.95m x 3.79m > 2.80m)

W/C

2'11 x 5'6 (0.90m x 1.69m)

Utility Area

5'8 x 5'6 (1.75m x 1.69m)

Landing

7'0 x 4'5 > 3'1 (2.14m x 1.35m > 0.95m)

Bathroom

9'2 x 7'3 (2.81m x 2.23m)

Bedroom 1

11'6 into recess x 10'8 x 14'4 into bay (3.51m into recess x 3.26m x 4.39m into bay)

Bedroom 2

12'4 x 11'5 into recess x 10'7 (3.78m x 3.48m into recess x 3.25m)

Bedroom 3

7'5 x 7'4 (2.27m x 2.26m)

Ground Floor

Step into the welcoming hallway, styled in a sleek monochrome colour palette that sets a modern yet timeless tone. To the left, the lounge awaits, complete with a charming bay window that floods the room with natural light through large windows and a contemporary electric fireplace for cosy evenings. Moving forward, the heart of the home reveals itself in the kitchen/diner, a spacious, open-plan hub featuring stylish grey cabinetry, integrated appliances, and a breakfast bar for quick morning meals. With ample room for a dining table, this is the perfect setting for entertaining family and friends. Flowing seamlessly, a handy utility area offers extra storage with space for discreetly concealing a washing machine and direct access via double doors to the rear garden. Completing the floor is a conveniently located W/C.

First Floor

Ascending the stairs, you'll find a beautifully appointed four-piece bathroom to the right. Complete with a freestanding bath, large walk-in shower, hand basin, and W/C, with fully tiled white walls. Straight ahead is the second bedroom, a generous double room ideal for eldest child. Next, the first bedroom boasts a bay window, sophisticated décor, and a sense of elegance. Completing the floor, bedroom three offers versatile use – as a children's bedroom, a nursery, or a home office should you need one.

Exterior

Outside, the property enjoys a paved driveway with driveway parking directly to the front. The exterior is both charming and practical, with a stylish black front door featuring stained glass, blending modern design with heritage character. To the rear, the landscaped garden provides the perfect balance of relaxation, play and low-maintenance upkeep – with a decked area for outdoor furniture and artificial lawn for year-round greenery and a place for your children to play. At the end of the garden, there is a large shed for convenient storage.

Location

Perfectly positioned on Westminster Drive of Westcliff-on-Sea, this home offers both convenience and lifestyle. The road itself is peaceful with minimal traffic, yet only a short walk from Chalkwell Park, local supermarkets, and vibrant London Road with its mix of cafés, restaurants, and retail shops. For leisure, the seafront is just a short drive away, while excellent transport links include nearby bus stops and Chalkwell station – ideal for commuting into London.

School Catchments

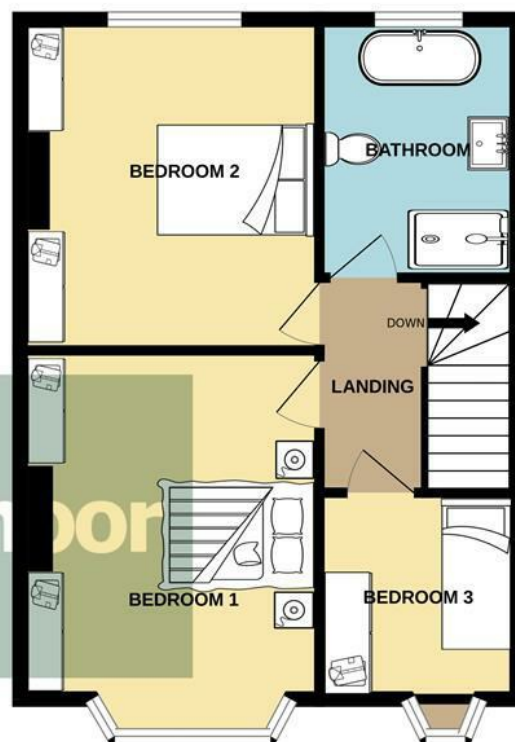
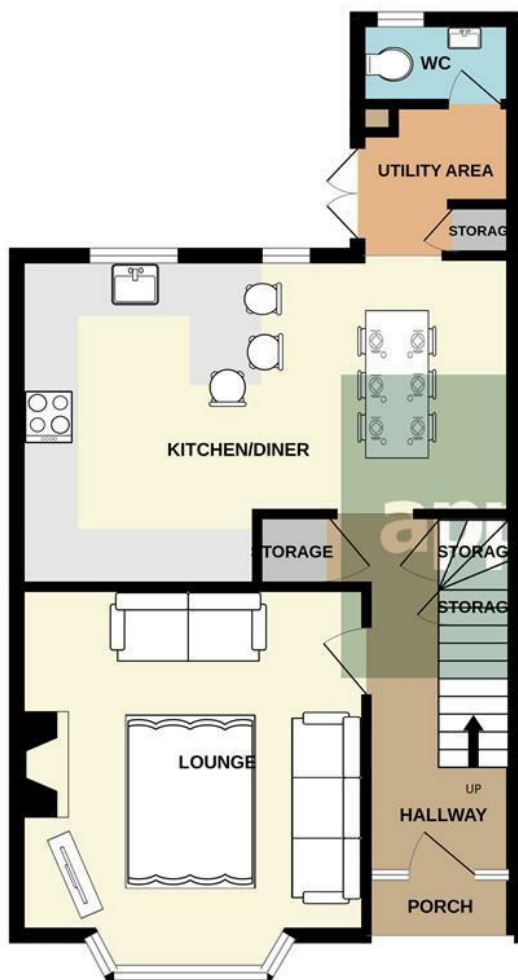
Chalkwell Hall Infant and Chalkwell Hall Junior Schools Chase High School

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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