



WESTMINSTER DRIVE WESTCLIFF-ON-SEA, SS0 9SE

**OFFERS IN EXCESS OF £400,000
FREEHOLD**

**** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH THREE RECEPTION ROOMS
ENJOYS A 50ft REAR GARDEN - INDEPENDENT DRIVEWAY & NO ONWARD CHAIN -
MODERNISATION REQUIRED ****

RP&C.
RICKY, PLANT & CHEN-PORTER

WESTMINSTER DRIVE

- No onward chain • Three bedrooms plus an addition loft/attic space • Inviting entrance hallway • Ground floor w.c • Three reception rooms • Kitchen & utility room • Large family bathroom • 50ft rear garden • Driveway with drop kerb access • Close to major c2c rail links, schools & City Centre



RP&C Estate Agents are delighted to bring to the market this charming and extended family home, offering generous and versatile accommodation throughout. The property features three well-proportioned bedrooms alongside three inviting reception rooms, ideal for modern family living, entertaining, or home working.

To the front, an independent driveway with drop-kerbed access provides convenient off-street parking. To the rear lies a beautifully proportioned garden measuring approximately 50 feet in length, offering a tranquil, sun-filled space perfect for relaxation and outdoor enjoyment.

Upon entering, a welcoming hallway leads to three bright and spacious reception rooms, each offering flexibility for dining, lounging, or working from home. The fitted kitchen is both practical and well-appointed, complemented by a separate utility room for added convenience.

The first floor comprises three comfortable bedrooms and a generously sized four-piece family bathroom. From here, access is provided to the loft/attic space, which offers excellent potential for use as an occasional fourth bedroom, home office, or hobby room.

Further benefits include double-glazed windows, gas

central heating throughout, a substantial rear garden, and off-street parking.

Situated on the ever-popular Westminster Drive, the property enjoys easy access to local schools, shops, and excellent C2C rail links. Southend City Centre, local parks, and the seafront are all within easy reach, making this an ideal location for families and commuters alike.

Entrance Hallway

Living Room

Dining Room

Sitting Room

The dining room and sitting combined measures 23'9 in length.

Kitchen

Utility Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Four Piece Family Bathroom

Loft/Attic Space

Garden

The garden measures some 50 feet in length.

Front

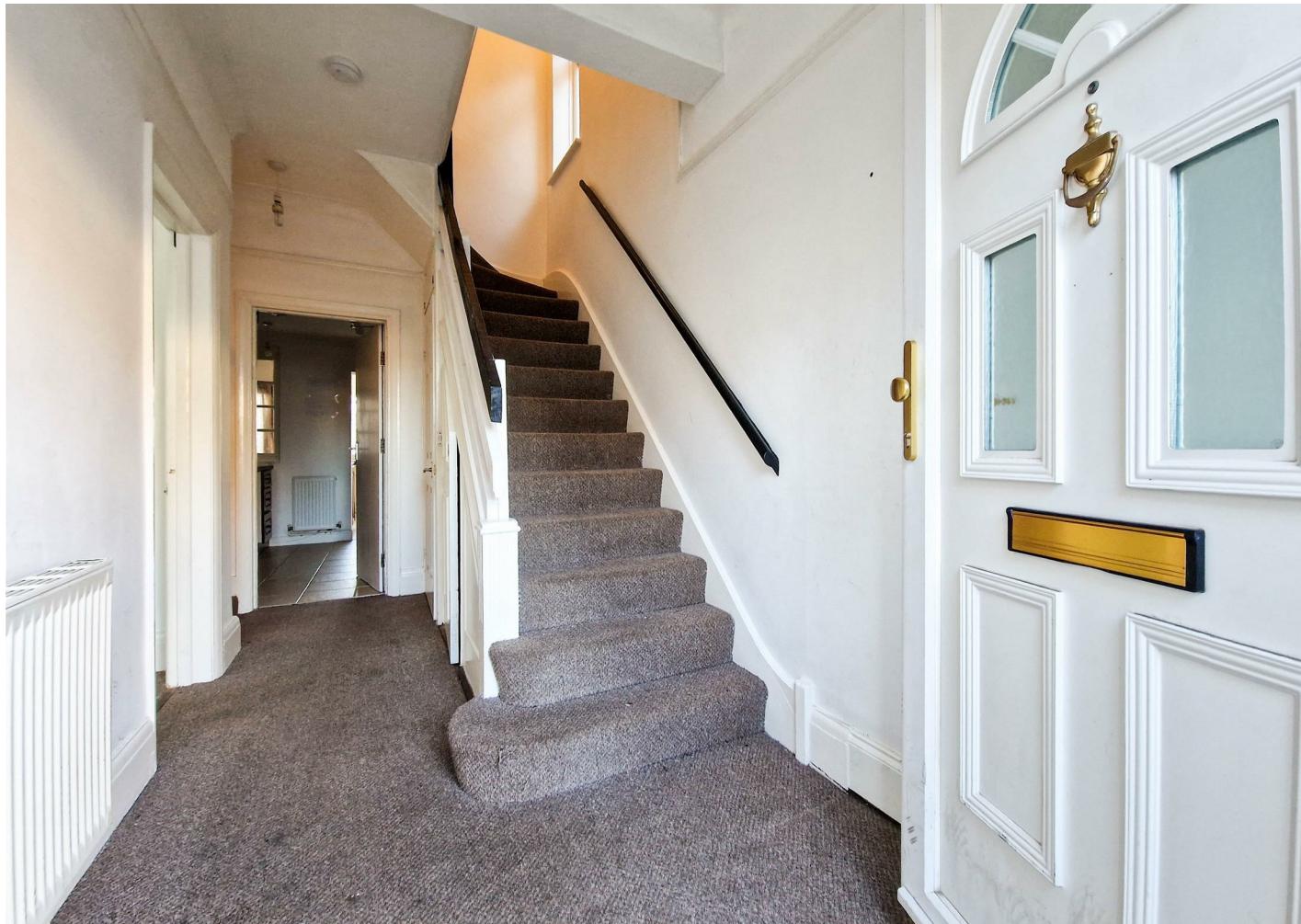
An independent driveway provides parking via a drop kerb access point.

WESTMINSTER DRIVE





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ADDITIONAL INFORMATION

Local Authority – Southend

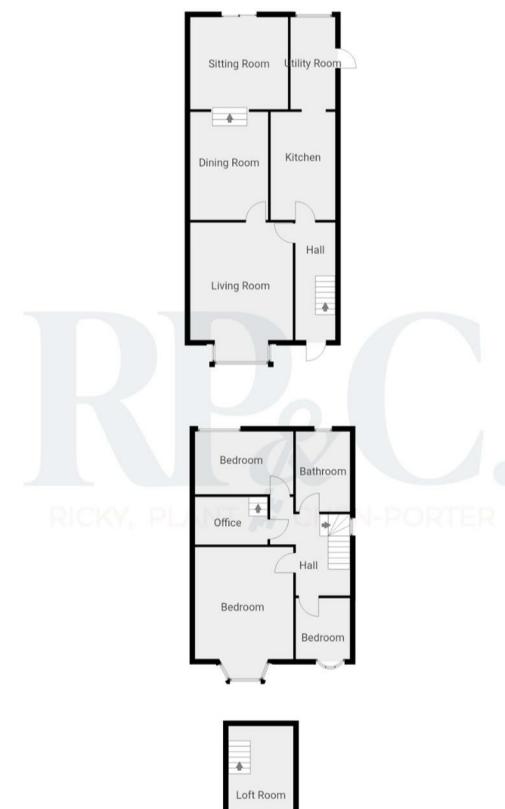
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1195.80 sq ft

Tenure – Freehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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