



Fairfax Drive | | Westcliff-on-Sea | SS0 9FR

Offers Over £270,000

**bear**  
*Estate Agents*

**Fairfax Drive |  
Westcliff-on-Sea | SS0 9FR  
Offers Over £270,000**

\* No Onward Chain \* A stunning third floor flat offering stylish, contemporary living with a spacious open plan kitchen/living area, private balcony and allocated parking. Positioned in a convenient Westcliff location close to excellent schools, amenities and transport links, this modern apartment would make an ideal first purchase or investment.

- Third Floor Flat with No Onward Chain
- Integrated Appliances and Centre Island
- Master Bedroom with Built-in Wardrobes and Ensuite
- Modern Three Piece Bathroom
- Communal Roof Garden
- Stunning Open Plan Kitchen/Living Room
- Private Balcony
- Second Double Bedroom
- Allocated Underground Off-Street Parking Space with EV Charging
- High Performance Glazing and Gas Central Heating





This impressive third floor flat boasts a bright and spacious open plan kitchen/living room, beautifully designed with integrated appliances, a centre island and built-in storage. Patio doors open directly onto a private balcony, providing an excellent space to relax or entertain. The property also benefits from a generous master bedroom with built-in wardrobes and an ensuite shower room, alongside a second well proportioned double bedroom. A modern three piece bathroom completes the accommodation. Further benefits include one underground allocated off-street parking space with EV charging, access to a communal roof garden, high performance glazing and gas central heating.

Situated in Prospect Place on Fairfax Drive in Westcliff-on-Sea, the property falls within catchment of The Westborough School and Chase High School, whilst also being close to highly regarded grammar schools. Excellent transport links are nearby including bus routes, Prittlewell Railway Station, the A127 and London Road. Local amenities and attractions such as Priory Park, Southend University Hospital and Roots Hall Stadium are also within easy reach, along with the city centre and London Southend Airport.

### **Two Bedroom Third Floor Flat**

#### **Kitchen/Living Room**

23'2 x 18'1 (7.06m x 5.51m)

#### **Balcony**

#### **Bedroom One**

16'3 x 10'5 (4.95m x 3.18m)



### Ensuite

7'6 x 6'7 (2.29m x 2.01m)

### Bedroom Two

12'4 x 9'6 (3.76m x 2.90m)

### Bathroom

7'7 x 6'7 (2.31m x 2.01m)

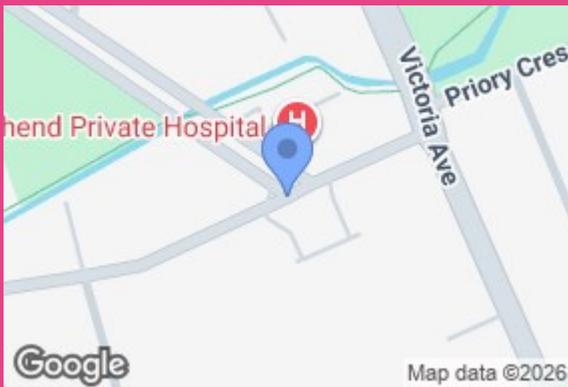
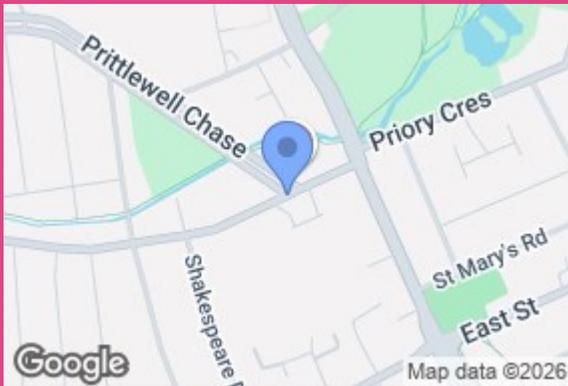
### Storage

**One Allocated Underground Off-Street Parking Space**

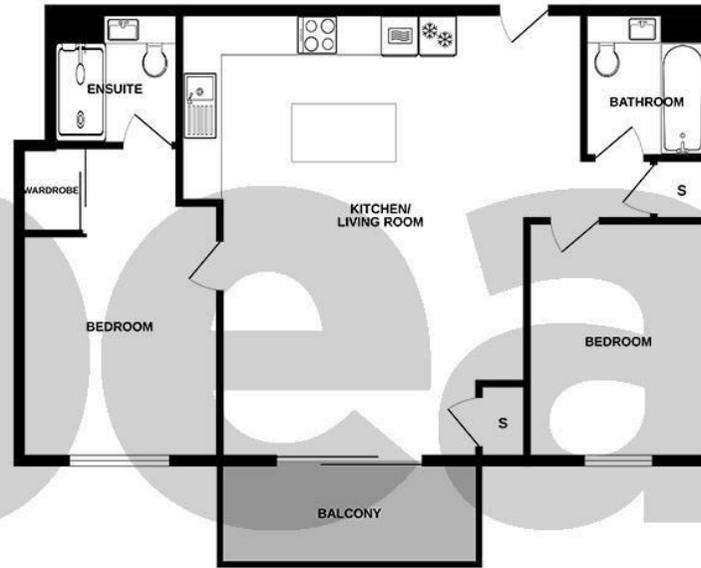
### Agents Notes

This is the largest two bedroom flat within the block.





THIRD FLOOR  
75.7 sq.m. (814 sq.ft.) approx.



TOTAL FLOOR AREA: 75.7 sq.m. (814 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given as to their operability or efficiency over the years.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

204 Woodgrange Drive  
 Southend-on-Sea  
 Essex  
 SS1 2SJ  
 01702 811211  
 info@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>