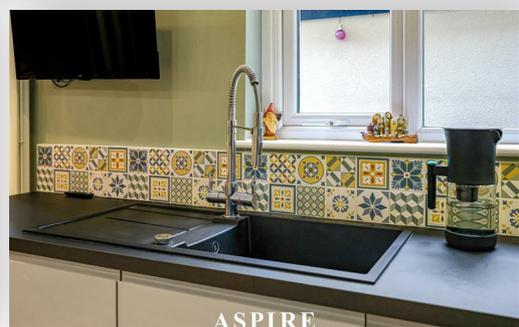
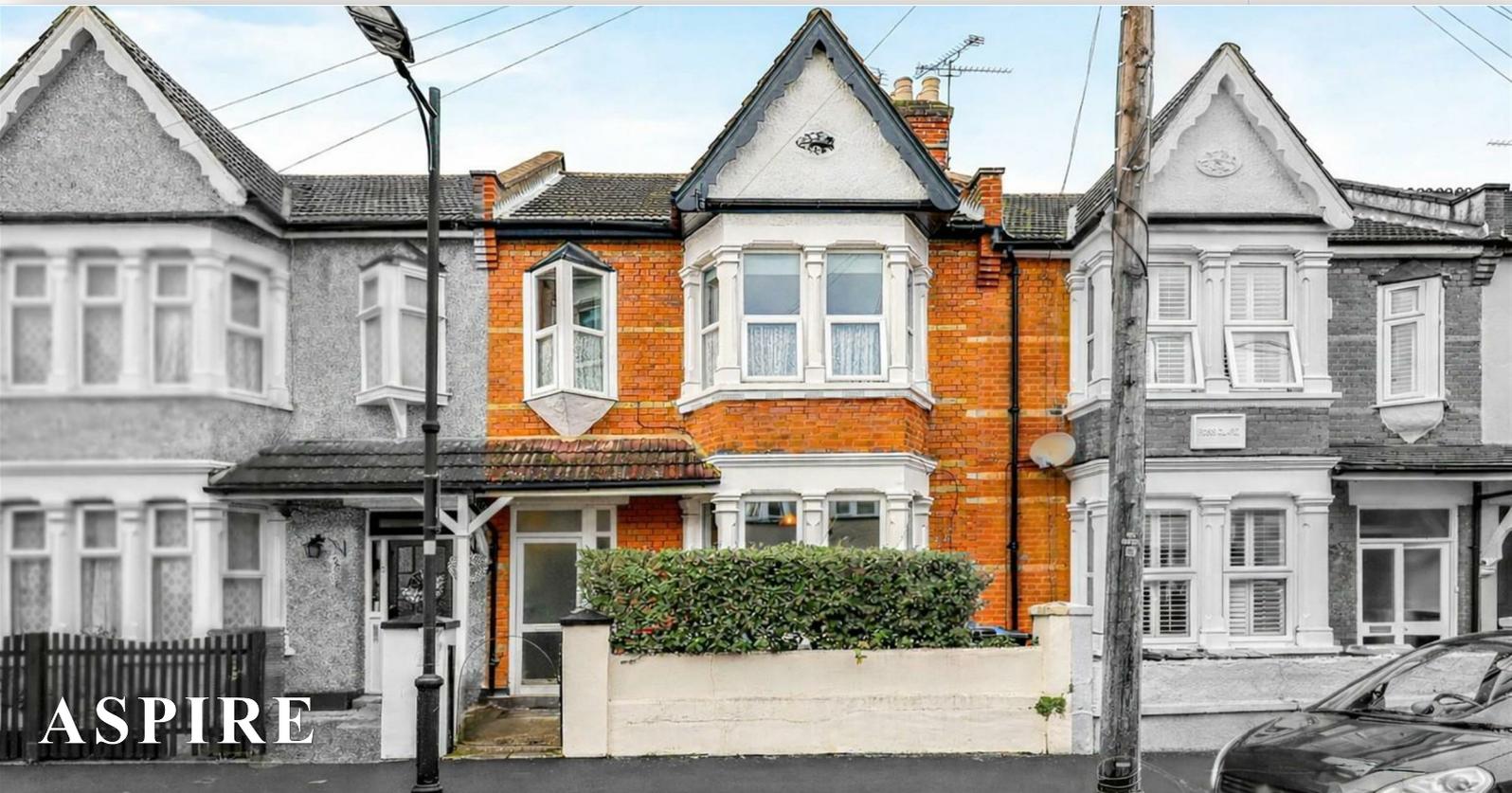


To arrange a viewing contact us  
today on 01268 777400



## Westminster Drive, Westcliff-On-Sea Guide price £450,000

GUIDE PRICE £450,000-475,000

Aspire Estate Agents are delighted to introduce this beautifully presented four bedroom terraced family home, ideally located on Westminster Drive in the heart of Westcliff-on-Sea. Arranged over three floors, the property offers generous, well-balanced accommodation that perfectly suits modern family living.

The ground floor welcomes you with a spacious entrance hall leading to a charming bay-fronted lounge, ideal for relaxing. A separate dining room provides a dedicated space for family meals and entertaining, while the modern kitchen is fitted with premium appliances and stylish tiled splashbacks. To the rear, a utility area and ground floor WC add practicality, and the conservatory offers a bright additional living space overlooking the garden.

The first floor comprises four well-proportioned bedrooms, providing excellent flexibility for families or those needing home office space. This level is completed by a bold, contemporary shower room, installed approximately two years ago and finished to a high standard.

A striking spiral staircase leads to the second-floor loft room, offering valuable additional space with useful eaves storage, ideal as a study, hobby room or occasional room.

Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining with minimal upkeep. Ideally positioned close to local shops, well-regarded schools, transport links and the seafront, this is a superb opportunity to secure a spacious and stylish home in a highly sought-after coastal location.

Early viewing is highly recommended to fully appreciate the space, layout and quality on offer.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Ground Floor

Entrance Hall: 7.53m x 1.75m (24'8" x 5'9")

Lounge: 4.35m x 3.89m (14'10" x 12'9")

Dining Room: 3.63m x 3.55m (11'11" x 11'8")

Kitchen: 5.09m x 3.75m (16'8" x 12'4")

Utility Room

WC

Conservatory: 3.76m x 2.79m (12'4" x 9'2")

## First Floor

Landing: 6.95m x 1.74m (22'10" x 5'9")

Bedroom One: 4.53m x 3.57m (14'10" x 11'9")

Bedroom Two: 4.02m x 3.57m (13'2" x 11'9")

Bedroom Three: 3.64m x 3.54m (11'11" x 11'7")

Bedroom Four: 2.96m x 1.70m (9'3" x 5'9")

Bathroom: 2.81m x 1.87m (9'3" x 6'2")

## Second Floor

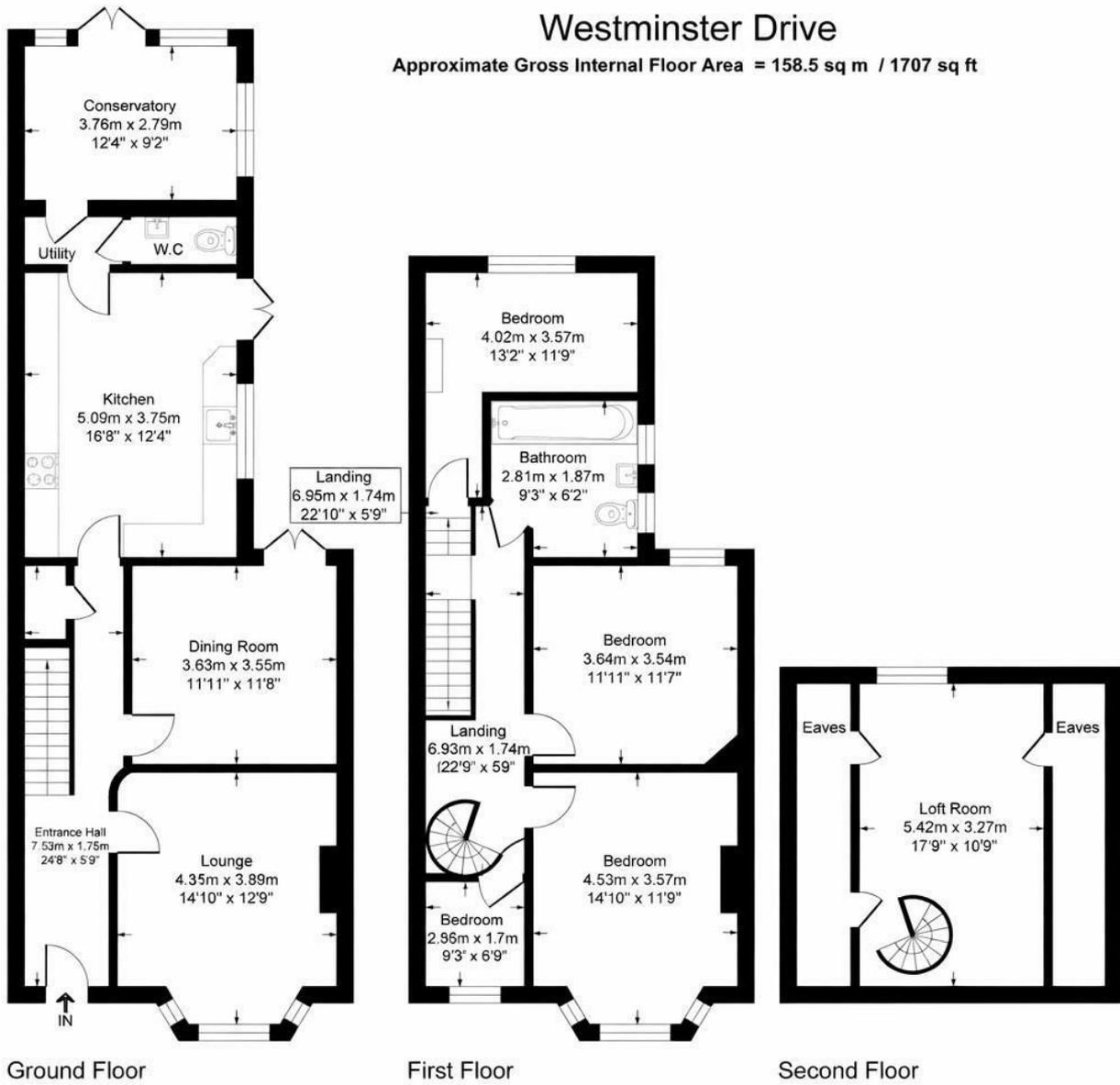
Loft Room: 5.42m x 3.27m (17'9" x 10'9")

Eaves Storage (both sides)

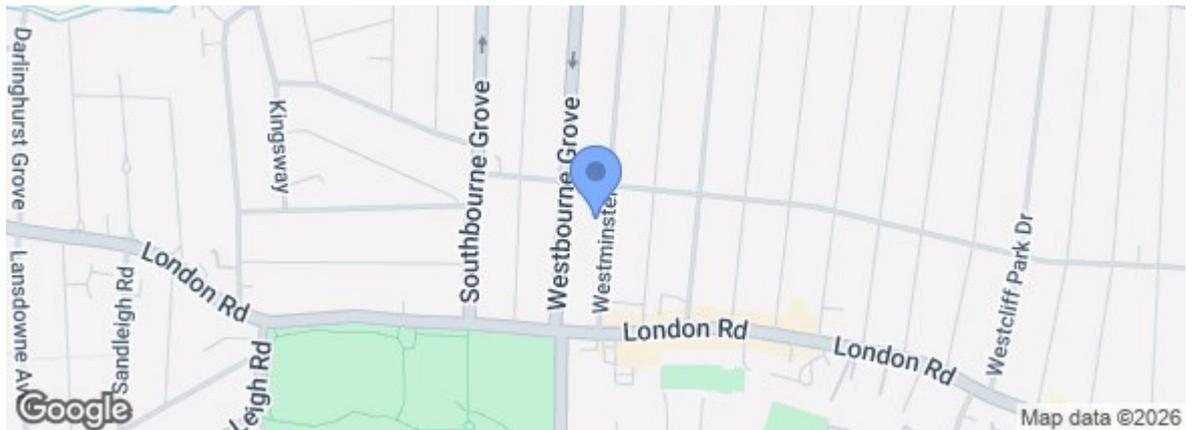
Garden

# Westminster Drive

Approximate Gross Internal Floor Area = 158.5 sq m / 1707 sq ft



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.