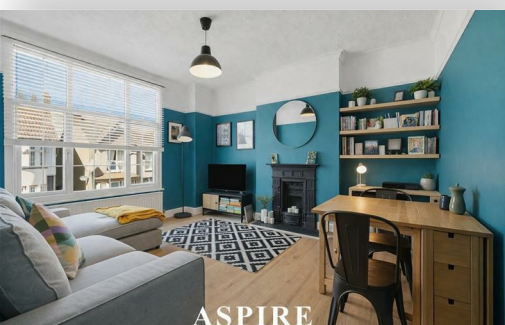


*To arrange a viewing contact us
today on 01268 777400*



Cotswold Road, Westcliff-On-Sea Offers over £260,000

Aspire Estate Agents are delighted to present this exceptional two double bedroom first floor flat, ideally located on the ever-popular Cotswold Road, Westcliff-on-Sea.

This beautifully presented home is a true turnkey property, finished to an excellent standard throughout and perfectly suited to modern living. Offering generous proportions, stylish interiors and an abundance of natural light, the property effortlessly combines comfort with contemporary design.

The bright and spacious lounge provides an ideal setting for both relaxing and entertaining, enhanced by a large window and a charming feature fireplace which adds character to the room. The recently renovated kitchen is a standout feature, thoughtfully designed with a range of integrated appliances, ample worktop space and a breakfast bar, creating a sociable and practical space. A door leads directly onto the private balcony.

The accommodation further comprises two well-proportioned double bedrooms, both tastefully decorated and offering comfortable living space, along with a modern three-piece bathroom finished in a clean, contemporary style.

Externally, the property continues to impress with a private balcony, perfect for morning coffee or evening relaxation, with stairs leading down to a low maintenance rear garden. The garden features a decked seating area ideal for entertaining, with the remainder laid to artificial lawn.

Situated within walking distance to Westcliff train station, as well as a wide range of local amenities, cafés and the seafront, this property is perfectly positioned for both commuters and those seeking a vibrant coastal lifestyle.

Entrance

Communal entrance with stairs leading to first floor.

Landing

11'9" x 11'7" (3.59m x 3.52m)

Lounge

13'9" x 12'3" (4.18m x 3.74m)

Kitchen

14'11" x 8'3" (4.55m x 2.51m)

Balcony

Accessed via kitchen

Bedroom One

13'4" x 12'4" (4.06m x 3.77m)

Bedroom Two

11'8" x 9'2" (3.56m x 2.80m)

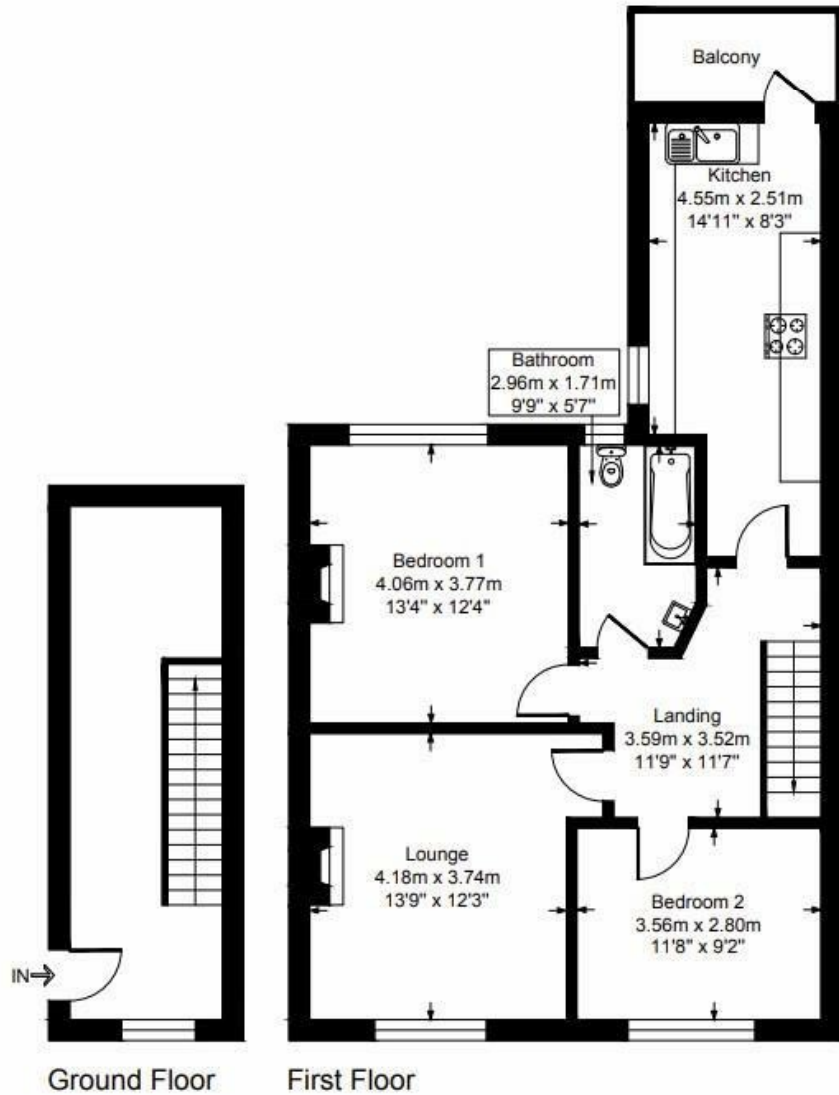
Bathroom

9'9" x 5'7" (2.96m x 1.71m)

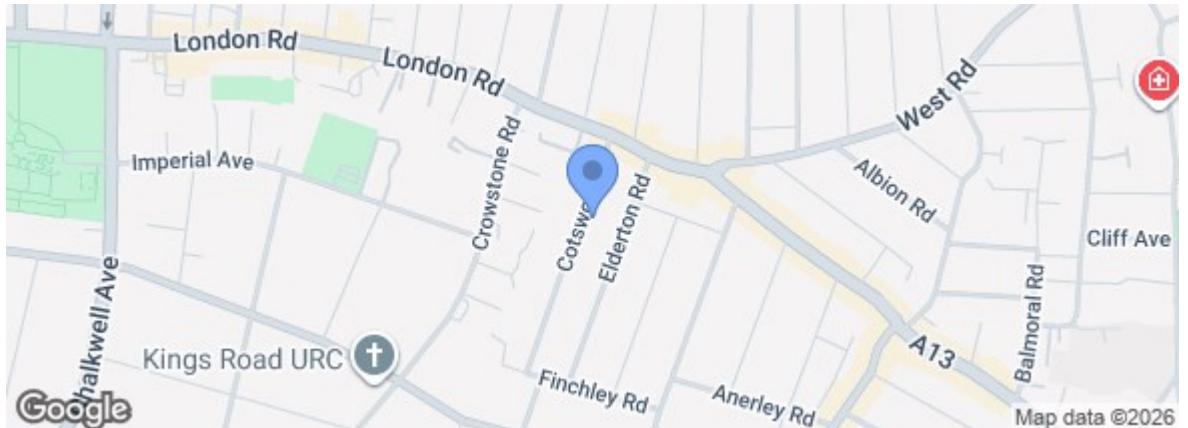
Garden

52A Cotswold Road

Approximate Gross Internal Floor Area = 74.3 sq m / 800 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 ₂) Rating			
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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