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Avenue Road, Westcliff-On-Sea Guide price £375,000

Aspire Estate Agents are delighted to introduce this exceptionally spacious first-floor flat, offering over 1,200 sq ft of accommodation, two large double bedrooms, a dedicated office, a south-facing balcony, off-street parking and a garage — all positioned within the highly sought-after Milton Conservation Area of Westcliff-on-Sea.

GUIDE PRICE-£375,000-£400,000

Set along the desirable Avenue Road, this impressive home offers a rare amount of internal space, far exceeding what many buyers would typically expect from an apartment. With generous room sizes, period-style features, a private entrance and superb versatility throughout, this is an ideal purchase for families, professionals, downsizers or commuters looking for space without compromising on location.

The property is accessed via its own private entrance hallway, providing useful storage and a sense of separation from the outset. Stairs rise to a bright and spacious first-floor landing, which gives access to the main accommodation and leads directly onto the south-facing balcony.

The heart of the home is the contemporary open-plan kitchen/dining room, offering an excellent space for everyday living and entertaining. The kitchen is fitted with a range of modern units, marble-effect work surfaces, integrated appliances, Bosch oven, gas hob, built-in dishwasher and a Butler-style sink, while the dining area provides plenty of room for family meals or social occasions.

The lounge is another standout space, measuring approximately 20’5 x 13’0 and filled with natural light from attractive sash windows. With its generous proportions, feature fireplace and characterful feel, it provides a superb main reception room.

Both bedrooms are excellent doubles, with bedroom one measuring approximately 19’7 x 11’11 and benefiting from a beautiful sash bay window. Bedroom two is also a fantastic size at approximately 14’1 x 11’11, complete with storage, making this a genuinely spacious two-bedroom home rather than a compromise.

A further major benefit is the separate office, ideal for anyone working from home or needing a dedicated study, dressing room or hobby space. The property also features a large modern four-piece bathroom suite with walk-in shower, freestanding bath, WC and wash hand basin.

Externally, the south-facing balcony measures approximately 13’10 x 11’11, offering a fantastic private outside space to enjoy the sun. The property also benefits from allocated off-street parking and a garage to the rear, adding excellent convenience in this central location.

Avenue Road sits within the Milton Conservation Area, ideally placed for Westcliff and Southend train stations, Southend High Street, seafront, local shops, restaurants and amenities. The property is also within catchment for Barons Court Primary School and Milton Hall Primary School and Nursery, making it a superb choice for families.

With over 1,200 sq ft of internal accommodation, two huge double bedrooms, a separate office, private entrance, south-facing balcony, parking, garage and an excellent Westcliff location, this is a truly rare flat that offers the space and feel of a much larger home. Early viewing is strongly advised.

Entrance Hall

Landing

Lounge - 6.22m x 3.96m (20'5" x 13'0")

Dining Room - 4.14m x 3.68m (13'7" x 12'1")

Kitchen - 3.61m x 2.08m (11'10" x 6'10")

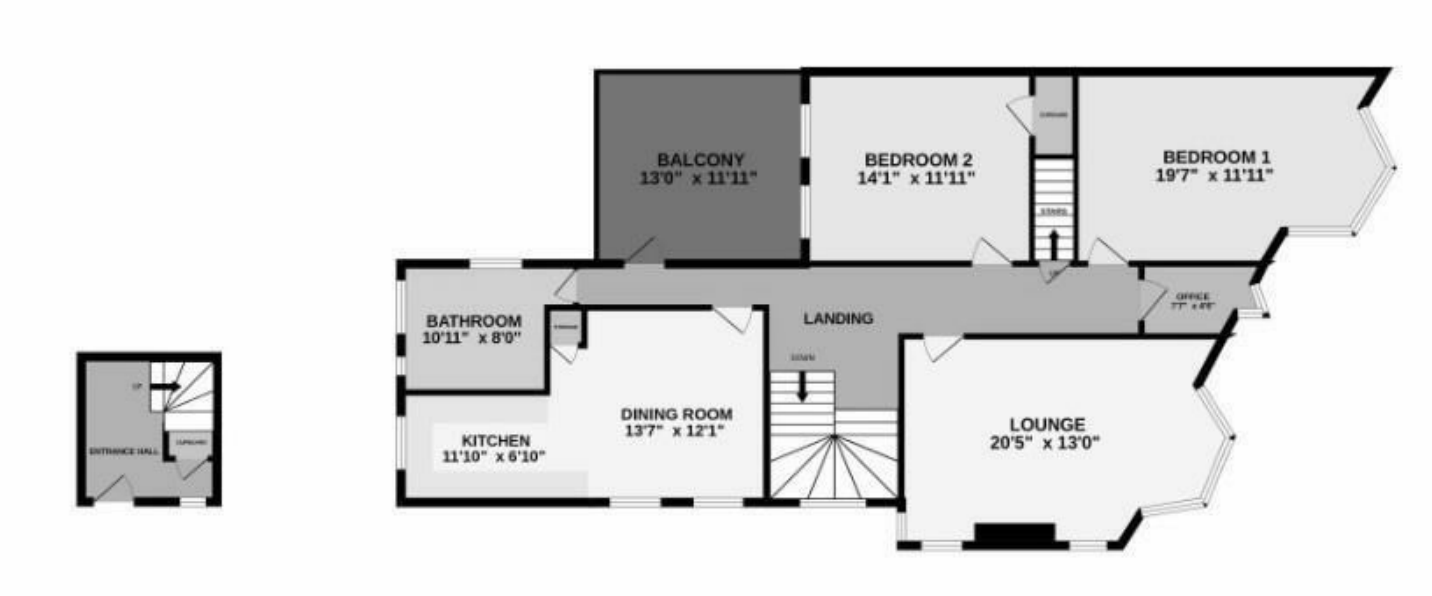
Bedroom One - 5.97m x 3.63m (19'7" x 11'11")

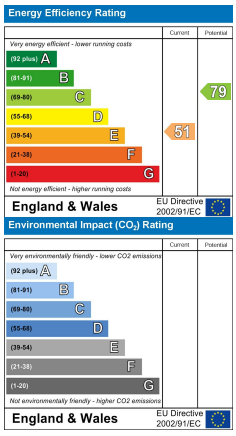
Bedroom Two - 4.29m x 3.63m (14'1" x 11'11")

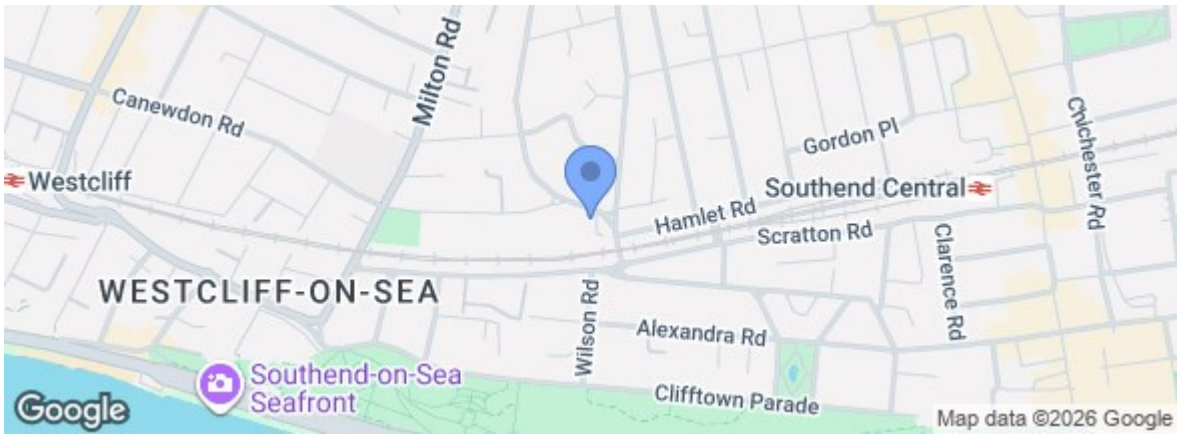
Office - 2.31m x 1.42m (7'7" x 4'8")

Bathroom - 3.07m x 2.44m (10'1" x 8'0")

Balcony - 3.96m x 3.63m (13'0" x 11'11")







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