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## Seaforth Road, Westcliff-On-Sea Guide price £280,000

Aspire Estate Agents are delighted to present this exceptional two-bedroom first floor flat, superbly located on Seaforth Road, Westcliff-on-Sea, just moments from the seafront.

Offered with a Guide Price of £280,000 – £300,000, this well-maintained home combines generous living space, coastal charm and everyday convenience, making it an ideal purchase for first-time buyers, commuters or investors alike.

The property welcomes you with a spacious hallway leading into a stunning lounge/diner, flooded with natural light and boasting attractive sea views. This impressive room provides the perfect setting for both relaxing evenings and entertaining guests, enhanced by its generous proportions and inviting atmosphere.

The kitchen is well designed with a range of fitted units, offering ample storage and worktop space, as well as room for essential appliances, making it both practical and functional for modern living.

There are two well-proportioned double bedrooms, each offering comfortable accommodation with plenty of natural light, while the bathroom features a clean and simple two-piece suite, complemented by a separate WC for added convenience.

Further benefits include a new lease upon completion, adding significant long-term value and peace of mind.

The location is truly outstanding — positioned just a stone's throw from the seafront, perfect for coastal walks and leisure, while a wide selection of cafés, restaurants and local amenities are all within easy reach. Westcliff train station is only moments away, providing excellent transport links for commuters.

This is a fantastic opportunity to acquire a bright, spacious and ideally located home in one of Westcliff's most sought-after areas.

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Hallway

3'4" x 6'2" (10.40m x 1.87m)

Lounge/Diner

18'3" x 13'4" (5.57m x 4.06m)

Bedroom One

12'7" x 8'1" (3.84m x 2.47m)

Kitchen

11'1" x 8'7" (3.39m x 2.61m)

Bathroom

8'7" x 5'10" (2.61m x 1.79m)

Separate WC

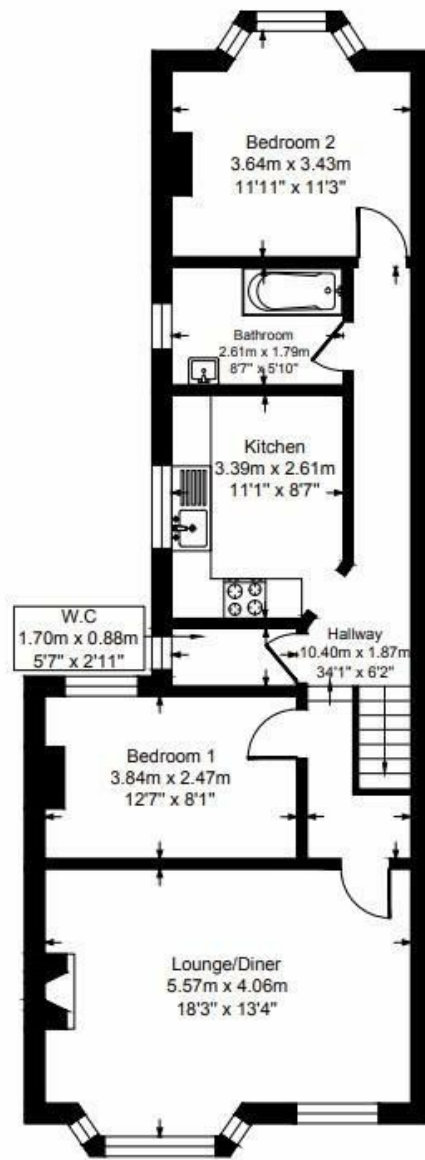
5'7" x 2'11" (1.70m x 0.88m)

Bedroom Two

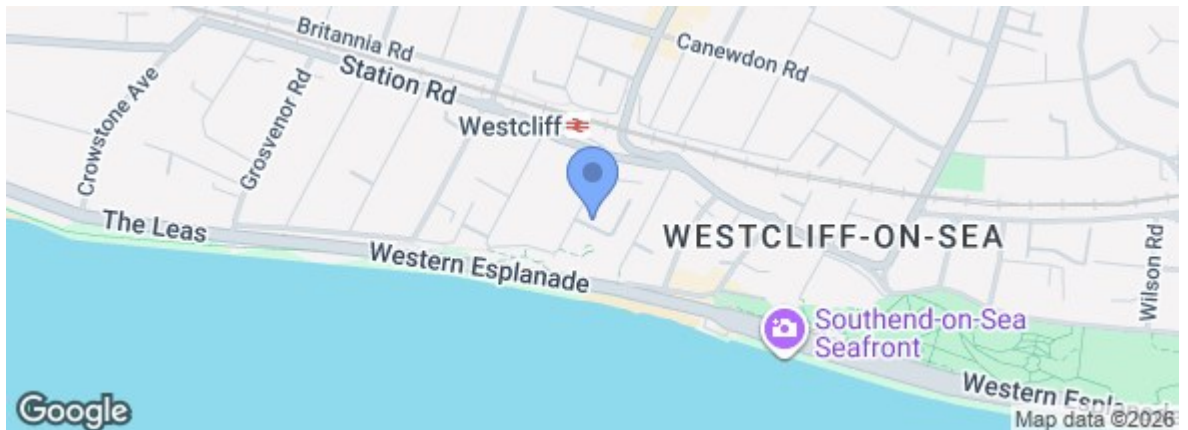
11'11" x 11'3" (3.64m x 3.43m)

Garden

6A Seaforth Road  
 Approximate Gross Internal Floor Area = 70.9 sq m / 764 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			
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.