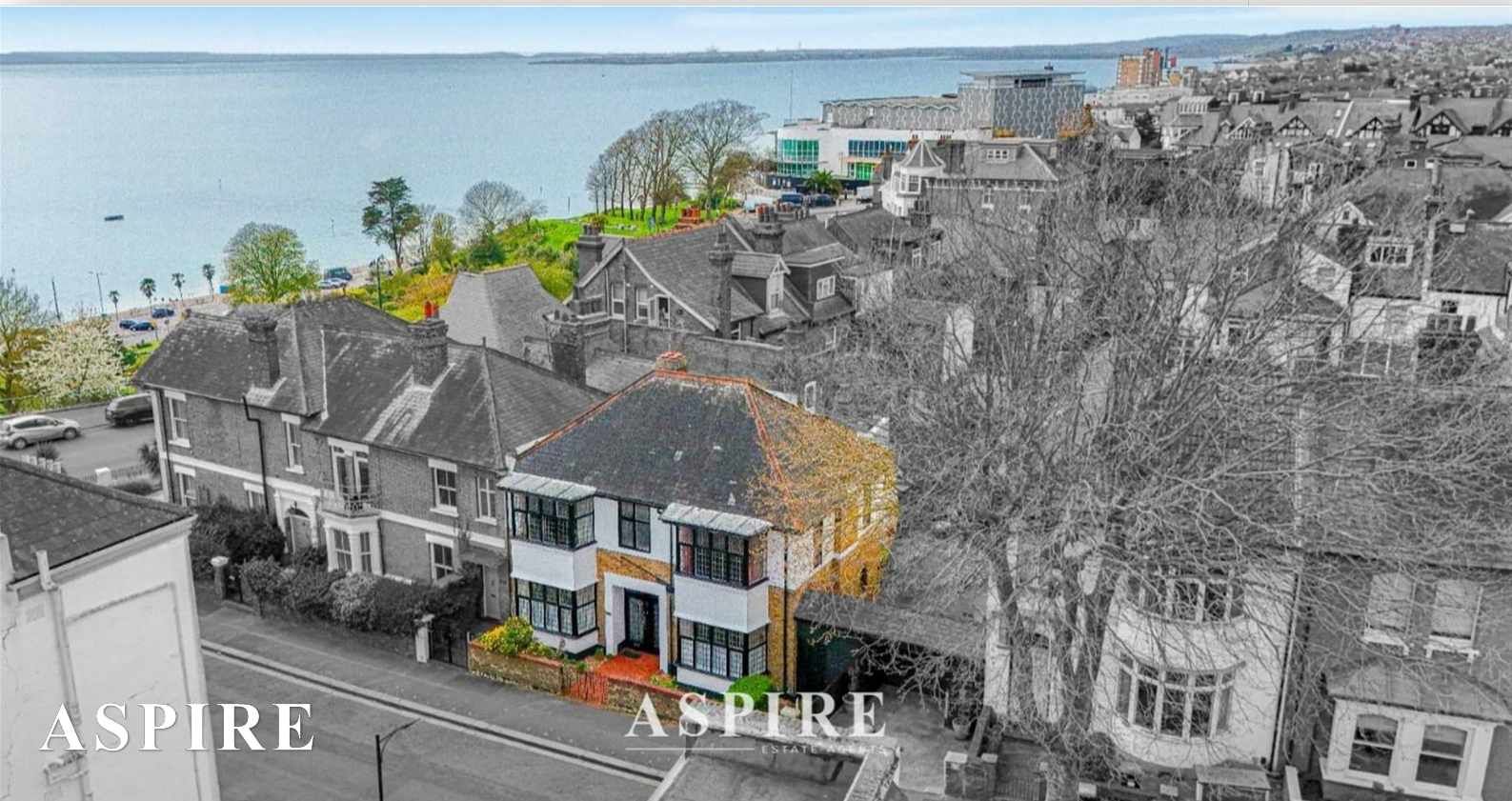


To arrange a viewing contact us
today on 01268 777400



Westcliff Parade, Westcliff-On-Sea Guide price £550,000

Aspire Estate Agents are delighted to introduce this truly stunning double-fronted four-bedroom period semi-detached home, set in one of Westcliff-on-Sea's most desirable locations, just off Westcliff Parade and moments from the seafront, with views towards the Thames Estuary.

Offering almost 2,000 sq. ft. of beautifully arranged accommodation, this is a rare opportunity to acquire an impressive character residence of real scale, charm and versatility in the heart of the ever-popular Milton Conservation Area.

From the moment you step inside, the home showcases an abundance of original character and period appeal, including multiple fireplaces, stained glass and leaded windows, high ceilings, ceiling roses, picture rails and elegant proportions throughout. Every room offers something special, making this a property that immediately stands out from the ordinary.

The ground floor provides generous and flexible living space, including a large triple-aspect lounge, ideal for entertaining or relaxing, a separate dining room perfect for formal dining or family use, a modern fitted kitchen with doors opening to the courtyard garden, and a spacious ground floor bathroom.

To the first floor, there are four bedrooms, with the principal rooms enjoying elevated views down towards the Thames Estuary. The accommodation is further complemented by an additional bathroom and separate W.C., making the layout highly practical for family living.

Externally, the property benefits from a low-maintenance courtyard-style garden wrapping around the side and rear, ideal for buyers seeking outside space without the upkeep of a large garden. The home also sits within a residents' permit parking area, with visitor permits available.

www.aspireestateagents.co.uk

Entrance Lobby

Hall

Lounge – 7.26m (into bay) x 4.10m (23'10" (into bay) x 13'5")

Dining Room – 4.75m (into bay) x 4.01m (15'7" (into bay) x 13'2")

Kitchen – 5.82m x 2.16m (19'1" x 7'1")

Ground Floor Bathroom

Landing

Bedroom One – 7.44m (into bay) x 4.10m (24'5" (into bay) x 13'5")

Bedroom Two – 4.93m (into bay) x 4.01m (16'2" (into bay) x 13'2")

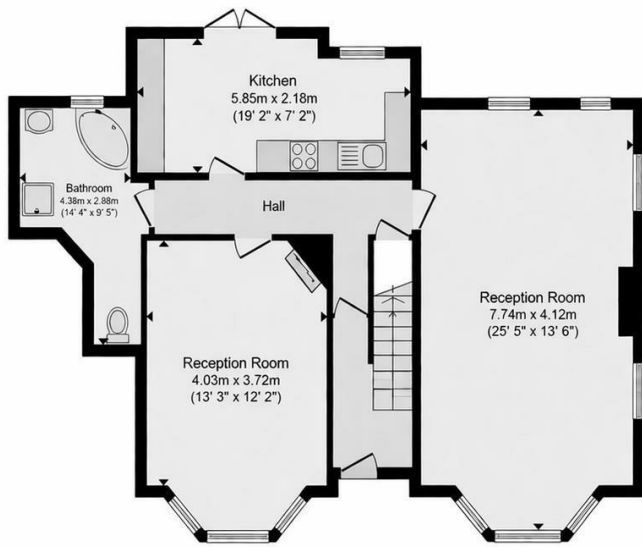
Bedroom Three – 3.89m x 2.18m (12'9" x 7'2")

Bedroom Four – 2.70m x 2.40m (8'10" x 7'10")

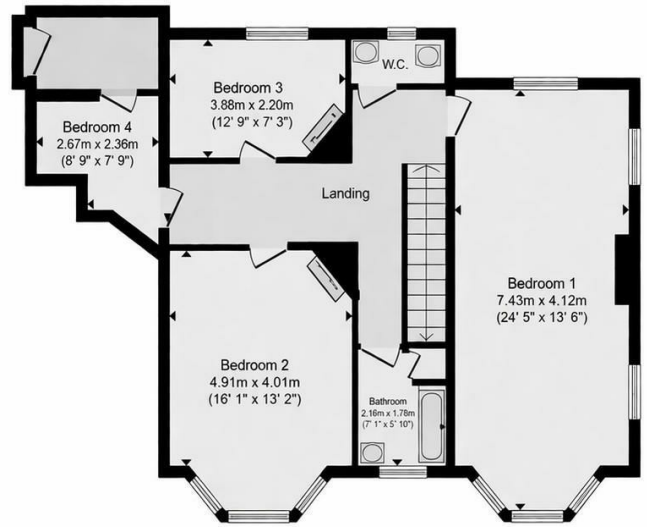
The location is a major highlight. Positioned on Westcliff Parade, Westcliff-on-Sea, the property is within easy reach of the seafront, cliff gardens, Southend city centre, popular bars and restaurants, and well-regarded local schools. For commuters, both Westcliff Station and nearby rail links provide convenient access into London, while excellent road connections add further practicality.

This is a home of real presence, packed with charm, space and future potential, including the possibility of being reinstated as two separate dwellings/apartments, subject to any required permissions.

A unique and substantial character home in a prime coastal setting — early viewing is highly recommended.



Ground Floor



First Floor

Total floor area 173.9 sq.m. (1,872 sq.ft.) approx

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (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 | | Current | Potential |
| 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 | | | |



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.