



Fairmead Avenue | | Westcliff-on-Sea | SS0 9RX

Offers In Excess Of £450,000

**bear**  
*Estate Agents*



**Fairmead Avenue |**  
**Westcliff-on-Sea | SS0 9RX**  
**Offers In Excess Of £450,000**

A spacious four-bedroom end of terrace family home offering character features throughout, generous living accommodation, a low-maintenance rear garden with an outbuilding, and a highly sought-after Westcliff-on-Sea location close to outstanding amenities and excellent schools.

- Stunning End of Terrace House
- Bay Fronted Lounge/Diner
- Kitchen/Breakfast Room
- Four Piece Family Bathroom
- Side Access
- Four Bedrooms
- Feature Log Burner
- Ground Floor WC
- Low-Maintenance Rear Garden with Outbuilding
- Double Glazing and Gas Central Heating







This attractive end of terrace house combines character and practicality, offering versatile accommodation ideal for modern family living. A porch leads into a welcoming entrance hall, which provides access to a convenient understair WC. The bay fronted lounge/diner forms the heart of the home, featuring a charming log burner that create an inviting atmosphere. French doors open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between the indoor and outdoor living spaces. The spacious kitchen/breakfast room offers ample worktop and cupboard space, along with room for informal dining. A courtesy door provides direct access to the garden, adding further convenience. The first floor accommodates four well-proportioned bedrooms. The bay fronted principal bedroom benefits from built-in wardrobes, whilst the second double bedroom also enjoys fitted wardrobes. Two further bedrooms offer flexibility for growing families, guests, or those working from home. Completing the accommodation is a generous four-piece family bathroom. Externally, the property boasts a generous low-maintenance rear garden, predominantly laid to patio with a decked seating area, creating the perfect space for entertaining. An outbuilding provides excellent additional storage or potential for a variety of uses, whilst side access enhances practicality. Further benefits include double glazing and gas central heating.

Situated on Fairmead Avenue in Westcliff-on-Sea, the property falls within the catchment areas for Chalkwell Hall Infant School, Chalkwell Hall Junior School, and Chase High School, whilst also being close to highly regarded grammar schools. Chalkwell Park, Chalkwell Beach, Southend Hospital, bus links, train lines into London, local amenities, and leisure facilities are all within easy reach.

## Four Bedroom End of Terrace House

### Porch

6'3 x 2'7 (1.91m x 0.79m)







## Entrance Hall

14'9 x 5'8 (4.50m x 1.73m)

## Lounge/Diner

29'3 x 12'9 (8.92m x 3.89m)

## Kitchen/Breakfast Room

19'0 x 8'4 (5.79m x 2.54m)

## WC

4'5 x 2'6 (1.35m x 0.76m)

## Landing

18'1 x 8'4 (5.51m x 2.54m)

## Bedroom One

16'3 x 12'1 (4.95m x 3.68m)

## Bedroom Two

13'1 x 9'6 (3.99m x 2.90m)

## Bedroom Three

8'4 x 8'2 (2.54m x 2.49m)

## Bedroom Four

7'5 mx 6'3 (2.26m mx 1.91m)

## Four Piece Bathroom

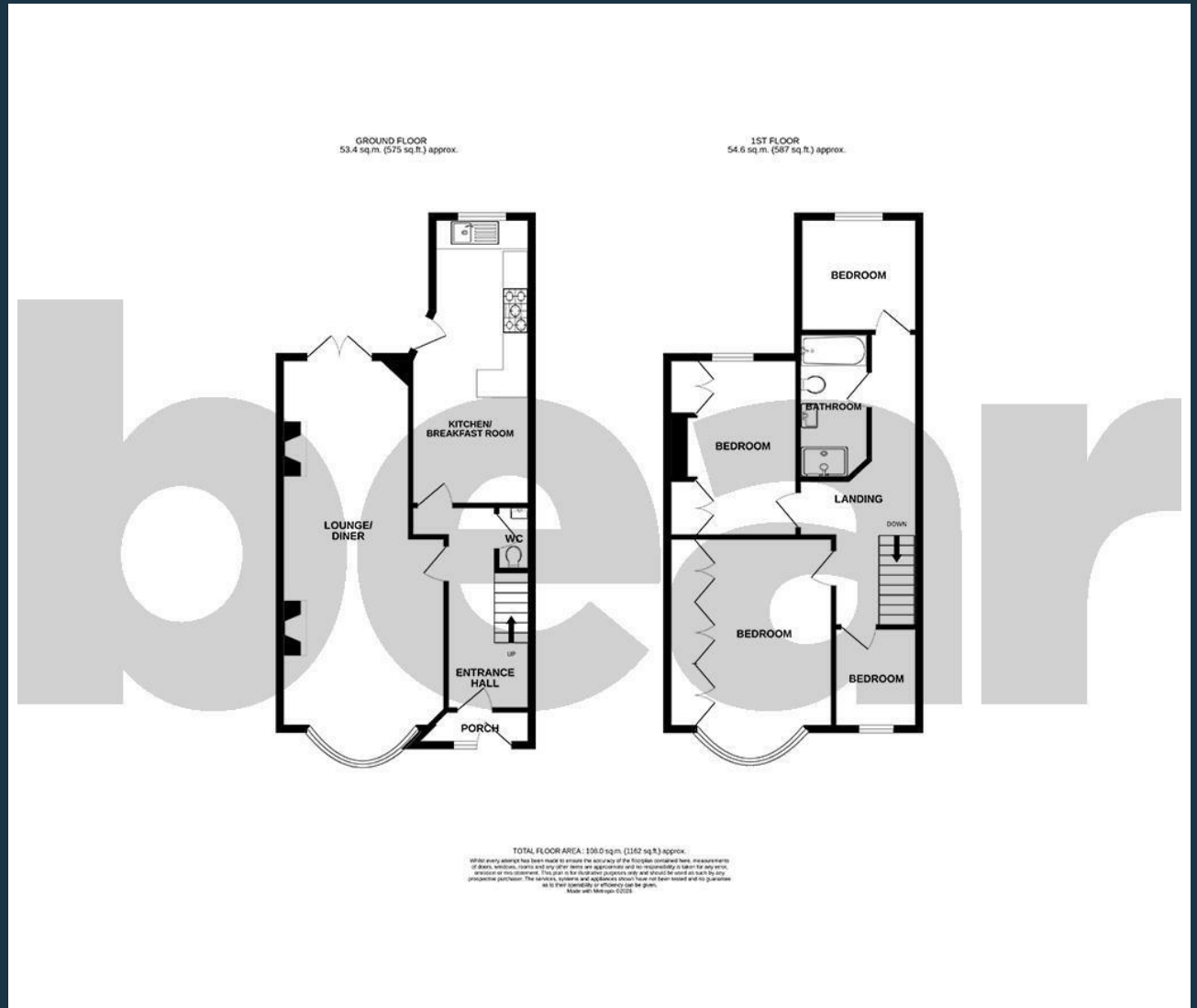
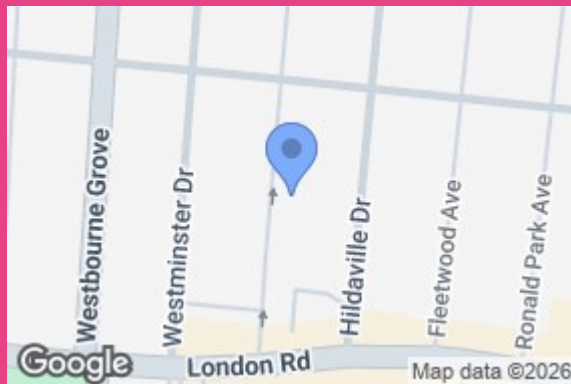
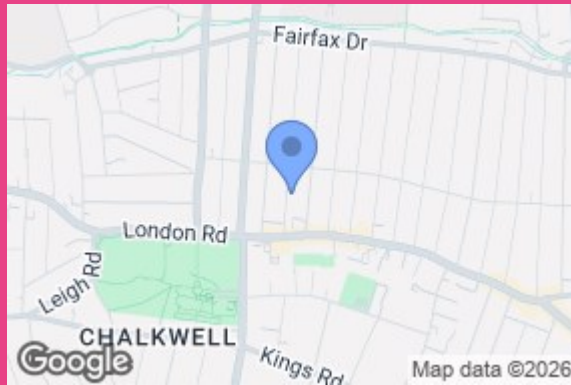
10'9 x 5'2 (3.28m x 1.57m)

## Garden

## Outbuilding

## Side Access





| 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 |           |

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