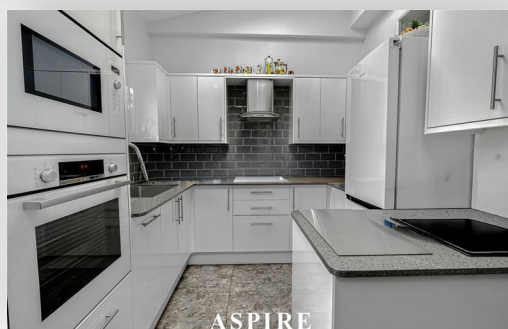


To arrange a viewing contact us  
today on 01268 777400



## Cliff Avenue, Westcliff-On-Sea Offers in the region of £375,000

Aspire Estate Agents are delighted to introduce this truly unique and exceptionally versatile three-bedroom home, perfectly positioned within easy reach of local transport links, shops, schools and everyday amenities.

Offering far more than first meets the eye, this property has been thoughtfully arranged to provide a flexible layout that can adapt to a variety of lifestyles. Whether you are a growing family, someone needing space for relatives, working from home, or looking for a home that offers independent living potential, this property gives you options rarely found at this price point.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

The accommodation is arranged across two floors and benefits from three generous double bedrooms, two newly fitted shower rooms and two fully equipped kitchen areas, creating a superb multifunctional layout. The ground floor enjoys underfloor heating throughout, adding comfort and a modern touch, while the open-plan dining area with French doors leading directly onto the garden creates a lovely flow for day-to-day living and entertaining.

One of the standout features of this home is its ability to work in so many different ways. The additional kitchen space and shower room arrangement allow the property to lend itself perfectly to multi-generational living, guest accommodation, a teenager's own space, or even the potential for a more independent living setup, depending on a buyer's needs.

Each room has been well presented and carefully maintained, offering a calm, comfortable and move-in-ready feel throughout. The three double bedrooms provide excellent space, while the two shower rooms bring everyday practicality and convenience to both floors.

Externally, the property continues to impress with a spacious and well-maintained rear garden, ideal for relaxing, entertaining or enjoying family time outdoors.

The location is another major advantage. Perfectly placed for commuters, the property is only moments from local transport links and within easy reach of nearby shops, schools and amenities, making it a convenient choice for a wide range of buyers.

This is a fantastic opportunity to purchase a beautifully presented and highly adaptable home offering space, flexibility and practicality in abundance. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Approximate Gross Internal Floor Area  
104.3 sq m / 1124 sq ft

#### Ground Floor

Dining / Reception Room  
7.04m x 3.04m  
23'1" x 10'0"

Kitchen  
2.65m x 1.99m  
8'8" x 6'6"

Bathroom/ Utility Room

3.03m x 1.99m  
9'11" x 6'6"

Bedroom Three

4.60m x 3.44m  
15'1" x 11'3"

First Floor

Bedroom One

4.60m x 3.18m  
15'1" x 10'5"

Bedroom Two

4.17m x 2.99m  
13'8" x 9'10"

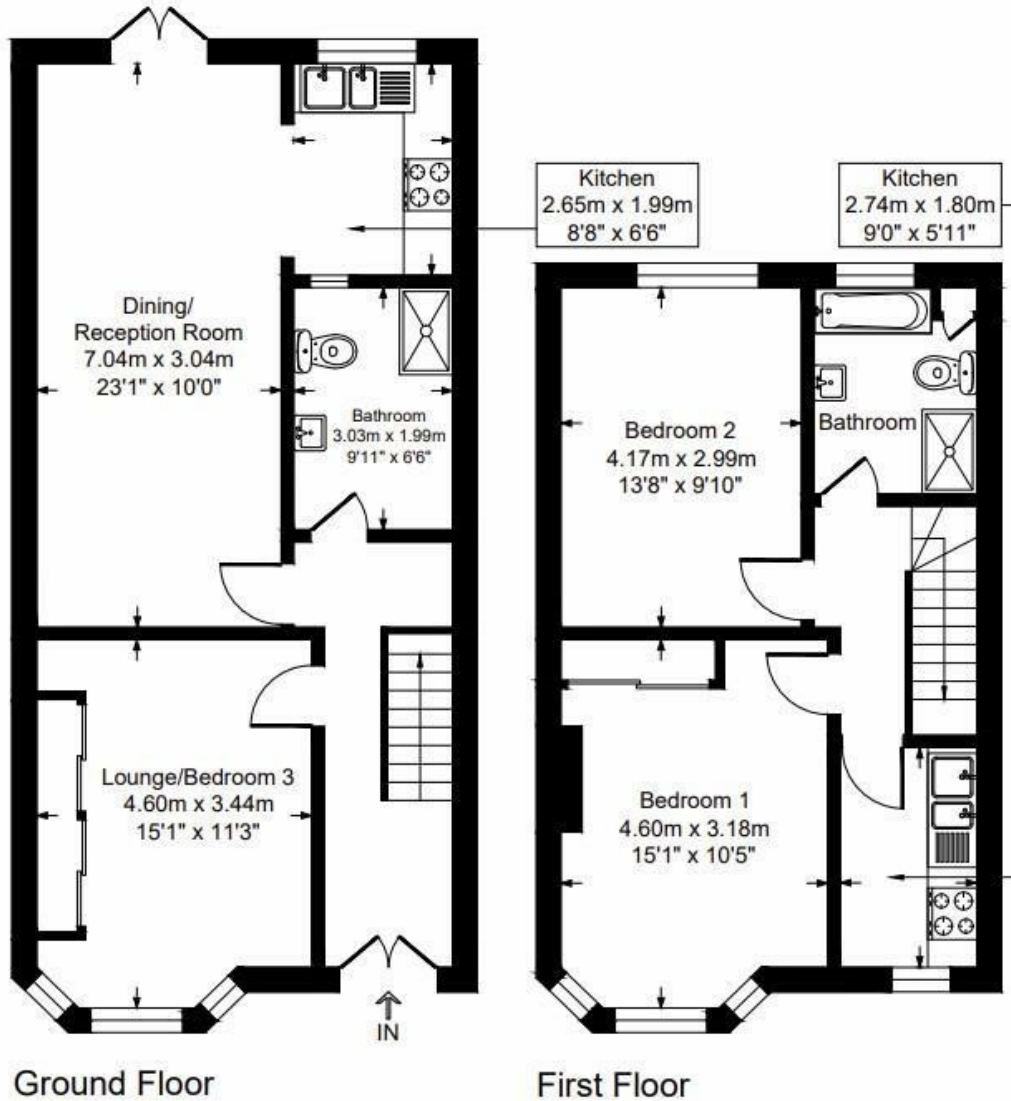
Kitchen

2.74m x 1.80m  
9'0" x 5'11"

Bathroom

# Cliff Avenue

Approximate Gross Internal Floor Area = 104.3 sq m / 1124 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	89
(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		Current	Potential
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.