

**To arrange a viewing contact us
today on 01268 777400**



Highfield Gardens, Westcliff-On-Sea Guide price £325,000

Aspire Estate Agents are delighted to present this well-positioned property on Highfield Gardens, Westcliff-on-Sea, SS0 0SX.

Situated within an established residential setting, the property offers an excellent opportunity for families, first-time buyers and investors looking to purchase within the popular Westcliff-on-Sea area.

The location is particularly appealing for those seeking convenient access to everyday amenities while remaining within easy reach of Southend's extensive shopping, leisure, educational and transport facilities.

The surrounding area provides a wide choice of shops, supermarkets, restaurants, cafés and essential services, while the nearby towns of Westcliff-on-Sea, Southend-on-Sea and Leigh-on-Sea offer an even greater selection of amenities.

For families, the area benefits from a strong selection of educational establishments. These include Westcliff High School for Boys, Westcliff High School for Girls, Chase High School, St Bernard's High School, Belfairs Academy, The Eastwood Academy, Southend High School for Boys and Southend High School for Girls, together with a number of local primary schools. School admissions and catchment areas should be confirmed directly with the relevant school or local authority.

The property is also well positioned for outdoor recreation. Chalkwell Park, Priory Park, Belfairs Nature Reserve, Garon Park and the extensive Southend seafront provide a variety of opportunities for walking, exercise, family activities and leisure.

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Location

Highfield Gardens is situated within the SS0 area of Westcliff-on-Sea, offering convenient access to the wider Southend area and an extensive range of amenities.

Shopping & Everyday Amenities

Local shopping facilities are available throughout the surrounding Westcliff area, with further choice along Hamlet Court Road, London Road and Leigh Broadway.

The area is also convenient for major supermarkets and food shopping, including Waitrose Westcliff-on-Sea, Tesco, Sainsbury's, Morrisons and Asda, with additional convenience stores and independent retailers throughout the surrounding neighbourhoods.

For a larger retail selection, Southend High Street and The Victoria Shopping Centre provide a wide range of shops and services, while The Royals Shopping Centre and The Broadway Shopping Centre in nearby Leigh-on-Sea offer further retail options.

Restaurants, Cafés & Leisure

Westcliff-on-Sea and Leigh-on-Sea offer a varied selection of restaurants, cafés, bars and independent businesses.

Hamlet Court Road, Leigh Broadway, Leigh Road and the Leigh-on-Sea Old Town are particularly popular for their selection of restaurants, cafés, pubs and independent establishments.

Southend also provides extensive entertainment and leisure facilities, including Adventure Island, Southend Pier, Cliffs Pavilion, Palace Theatre, Southend Odeon, Southend Seafront and Sea Life Adventure.

Parks & Open Spaces

There are numerous green spaces and recreational areas within the wider area.

Chalkwell Park provides extensive open space together with sports and recreational facilities and is particularly popular with families and those looking for outdoor leisure.

Priory Park provides further landscaped grounds, open areas and recreational space, while Belfairs Nature Reserve and Belfairs Woodland Centre offer woodland

walks and access to a large natural environment.

Garon Park provides extensive recreational facilities, while the Southend seafront and coastline offer long stretches of promenade, open space and opportunities for walking, cycling and leisure.

Schools & Education

The area is well served by schools and educational facilities, with notable local establishments including:

Westcliff High School for Boys
Westcliff High School for Girls
Chase High School
St Bernard's High School
Belfairs Academy
The Eastwood Academy
Southend High School for Boys
Southend High School for Girls

There are also numerous primary schools throughout Westcliff-on-Sea, Southend and Leigh-on-Sea.

For further and higher education, South Essex College has facilities in Southend, while University of Essex – Southend Campus provides higher education facilities in the town centre.

School catchment areas, admissions policies and availability should always be confirmed independently by prospective purchasers.

Railway Stations & Transport

The property is well placed for access to Southend's railway network.

Westcliff Railway Station provides services towards Southend Central and Shoeburyness, with services in the opposite direction towards London Fenchurch Street via the c2c network.

Chalkwell Railway Station provides another convenient rail option, while Southend Central Railway Station offers further c2c services and access to Southend town centre.

Southend Victoria Railway Station provides Greater Anglia services towards Shenfield and London Liverpool Street, giving commuters an alternative route into London.

Local bus services operate throughout Westcliff-on-Sea,

Southend and Leigh-on-Sea, providing connections to the surrounding residential areas, town centres and railway stations.

Hospitals & Healthcare

Healthcare facilities are also readily accessible within the wider Southend area.

Southend University Hospital on Prittlewell Chase provides a comprehensive range of hospital and specialist healthcare services.

The area also benefits from numerous local GP surgeries, dental practices, pharmacies and other healthcare providers, with additional medical services available throughout Westcliff, Southend and Leigh-on-Sea.

Road Connections

For motorists, the location provides access to the wider Southend and Essex road network.

Routes towards Leigh-on-Sea, Rayleigh, Rochford, Basildon and Chelmsford are accessible, with connections towards the A127 providing access towards Basildon and London.

The A13 also provides an important route through South Essex towards London and the wider road network.

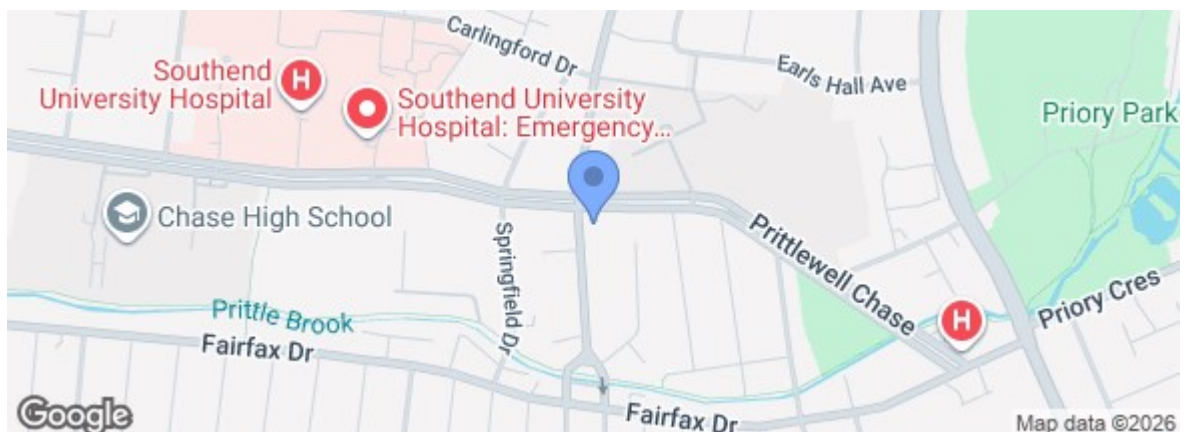
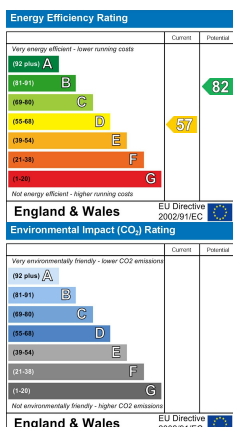
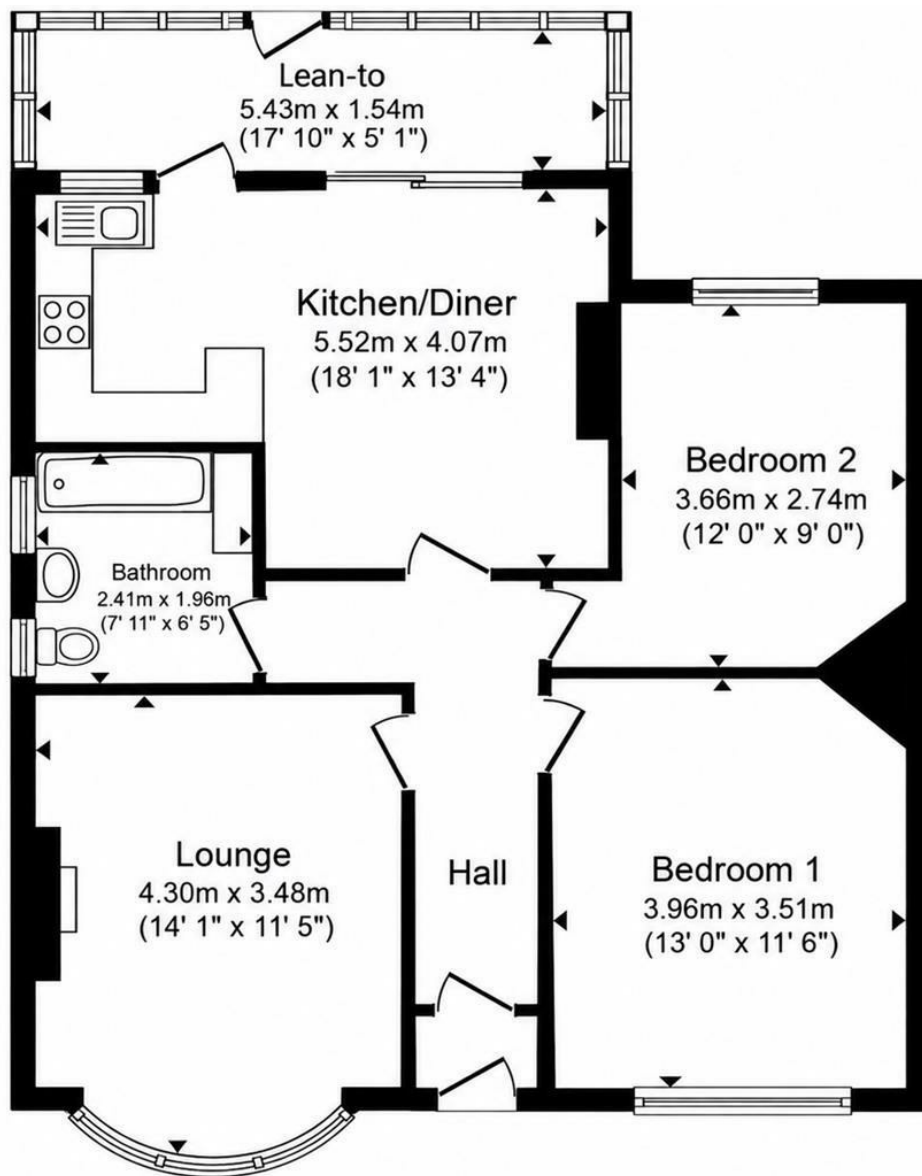
Southend Seafront

One of the area's major attractions is the famous Southend seafront, which offers a wide range of leisure facilities, restaurants, cafés and attractions.

The seafront is home to Southend Pier, one of the town's most recognisable landmarks, as well as Adventure Island, the Cliffs Pavilion, beaches, parks and extensive promenade areas.

The location therefore combines the convenience of established residential living with easy access to the coast, town centres, green spaces, schools and transport connections.

With its convenient Westcliff-on-Sea position and access to an extensive range of amenities, 40 Highfield Gardens represents an excellent opportunity for those seeking a home within the wider Southend area. Early viewing is highly recommended.



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