

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



Cliff Avenue, Westcliff-On-Sea Guide price £350,000

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.

GUIDE PRICE £350,000-£375,000

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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.

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"

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.

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"

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.

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

Bathroom

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.

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

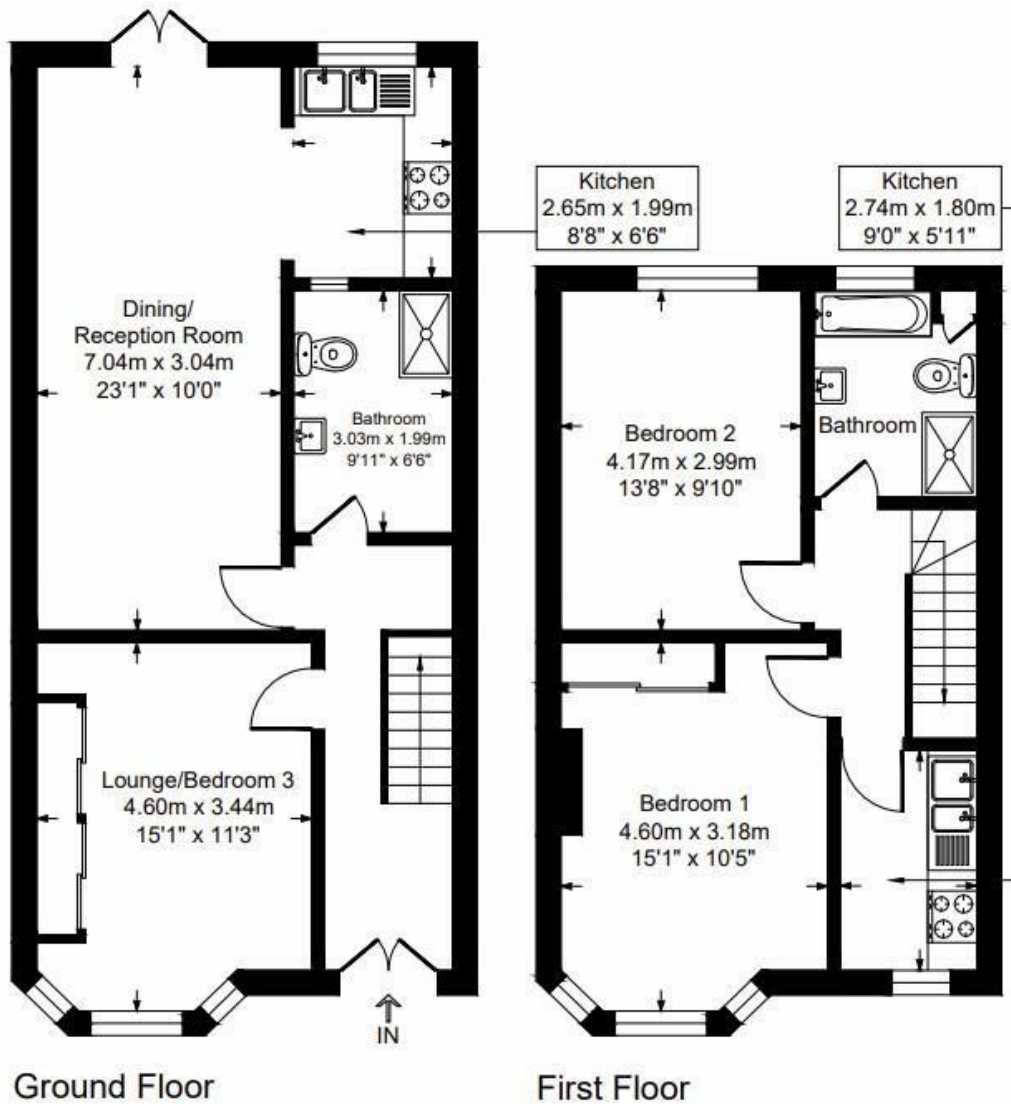
Ground Floor

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

Kitchen
2.65m x 1.99m

Cliff Avenue

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	89
(81-91) B	75
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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	



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