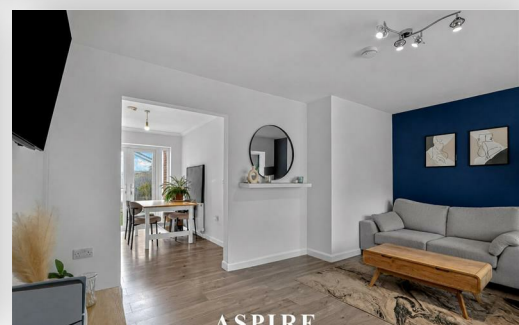


*To arrange a viewing contact us  
today on 01268 777400*



ASPIRE



## Westcliff Gardens, Canvey Island £300,000

Aspire are pleased to present this beautifully refurbished home, offering a bright, modern and surprisingly spacious layout that must be viewed to be fully appreciated.

From the moment you step inside, the property immediately gives a sense of space and light, with an open and airy feel throughout that makes the home feel much larger than you may first expect. The current owners have recently refurbished the property throughout, creating a stylish and welcoming home that is ready for its next buyers to move straight into.

6'10 x 5'2  
2.08m x 1.57m  
Porch  
5'7 x 2'10  
1.70m x 0.86m

The living space is modern and well presented, with a comfortable lounge area flowing nicely through to the dining space, making it ideal for both everyday living and entertaining. The neutral décor, modern flooring and tasteful finishes create a fresh and contemporary feel, while the large windows allow plenty of natural light to flood through the home.

The kitchen continues the modern theme, offering a clean and practical space with plenty of storage and worktop space. The bedrooms are well proportioned and continue the same fresh finish, making the home feel consistent and well cared for throughout.

This is a property that really does surprise you once inside. It is much more spacious than it may first appear and offers a fantastic opportunity for buyers looking for a home they can simply move into and enjoy.

Externally, the property benefits from off street parking to the front, along with a west facing rear garden, offering a lovely outdoor space to enjoy the afternoon and evening sun.

Overall, this is a bright, modern and deceptively spacious home that truly needs to be viewed to be appreciated.

Lounge  
16'3 x 14'4 x 12'10  
4.95m x 4.37m x 3.91m

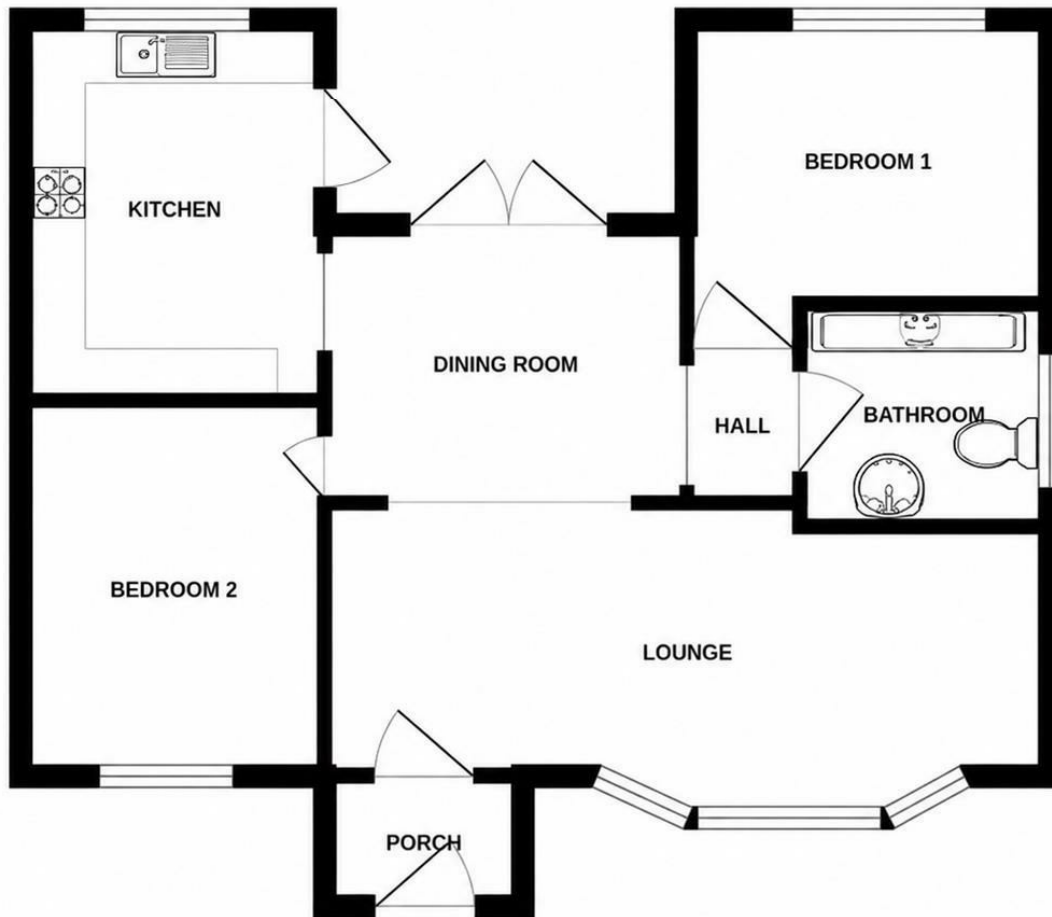
Kitchen  
9'0 x 7'2  
2.74m x 2.18m

Dining  
11'6 x 7'4  
3.51m x 2.24m

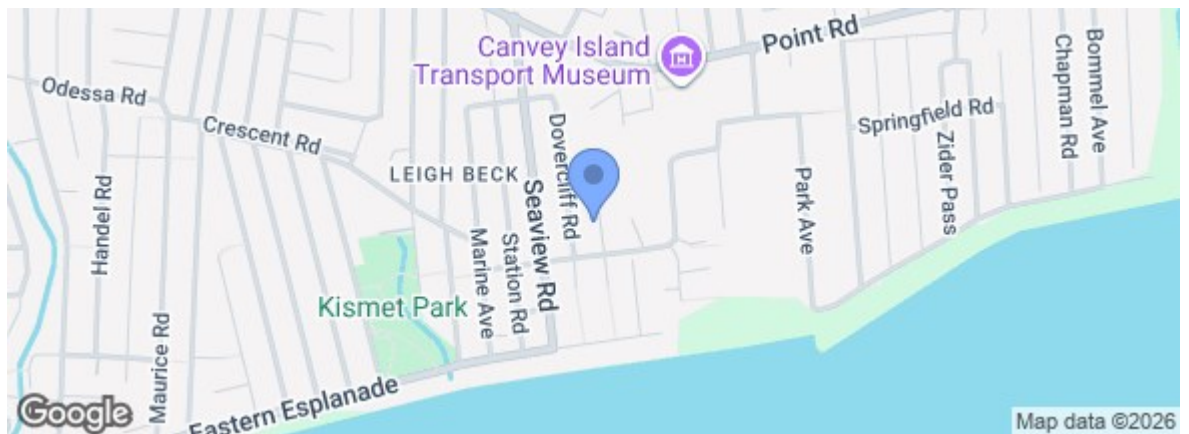
Bedroom 1  
9'8 x 8'5  
2.95m x 2.57m

Bedroom 2  
14'9 x 7'5  
4.50m x 2.26m

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			66
(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.