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today on 01268 777400



## Prince Avenue, Westcliff-On-Sea Guide price £475,000

Aspire Estate Agents are delighted to introduce this one-of-a-kind five/six-bedroom semi-detached family home, set in a highly sought-after Westcliff-on-Sea location, just moments from excellent schools, transport links, and the ever-popular Priory Park.  
Guide Price: £475,000-£500,000

Offering a wealth of space and versatility, this exceptional home is perfect for growing families in need of flexible living and entertaining areas, all wrapped in a welcoming and stylish setting. The ground floor opens with a bright entrance hall and convenient downstairs WC, leading into an impressive open-plan lounge and dining area—ideal for hosting, relaxing, or day-to-day family life. The separate, generously sized fitted kitchen is equally well-appointed and provides direct access to the rear garden.

Upstairs, the property features six bedrooms in total, one of which benefits from a modern en-suite, all served by a contemporary three-piece family bathroom. Whether you're in need of extra bedrooms, a home office, dressing room, or guest space, this layout offers fantastic flexibility.

To the rear, you'll find a superb 70ft south-facing garden—a true highlight of the home. Completely overlooked and flooded with sunshine throughout the day, it's the perfect space for summer entertaining, gardening, or simply unwinding in peace and privacy.

Additional features include off-street parking, a garage, and useful side access.

The location is superb: within easy reach of Tesco Extra, Priory Park, and a range of shops, cafés, and local amenities. Families will love being close to Prince Avenue Primary School, Earls Hall Primary School, and Southend's highly regarded grammar schools.

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

**Front Porch**

6'1" x 2'1" (1.876 x 0.652)

**Hallway**

6'6" x 13'3" (1.992 x 4.047)

**Kitchen**

12'9" x 16'4" (3.903 x 4.986)

**Lounge/Diner**

12'0" x 37'7" (3.66 x 11.48)

**Landing**

2'1" x 8'9" (0.656 x 2.683)

**Bedroom 1**

10'0" x 16'3" (3.055 x 4.964)

**Bedroom 2**

5'5" x 7'6" (1.668 x 2.300)

**Bedroom 3**

11'2" x 12'1" (3.404 x 3.700)

**Bedroom 4**

13'11" x 7'2" (4.255 x 2.192)

**Bedroom 5**

5'7" x 9'3" (1.721 x 2.837)

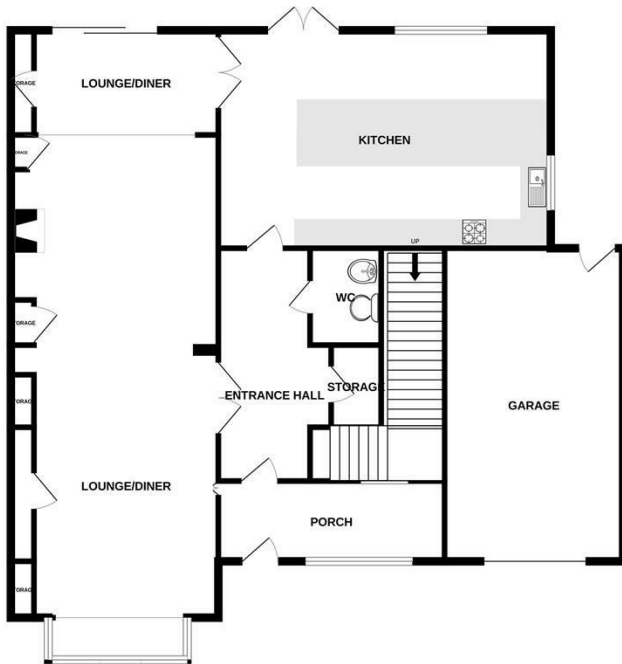
**Bedroom 6**

5'5" x 8'3" (1.666 x 2.526)

**Garage**

9'4" x 14'11" (2.870 x 4.567)

GROUND FLOOR  
1582 sq.ft. (147.0 sq.m.) approx.



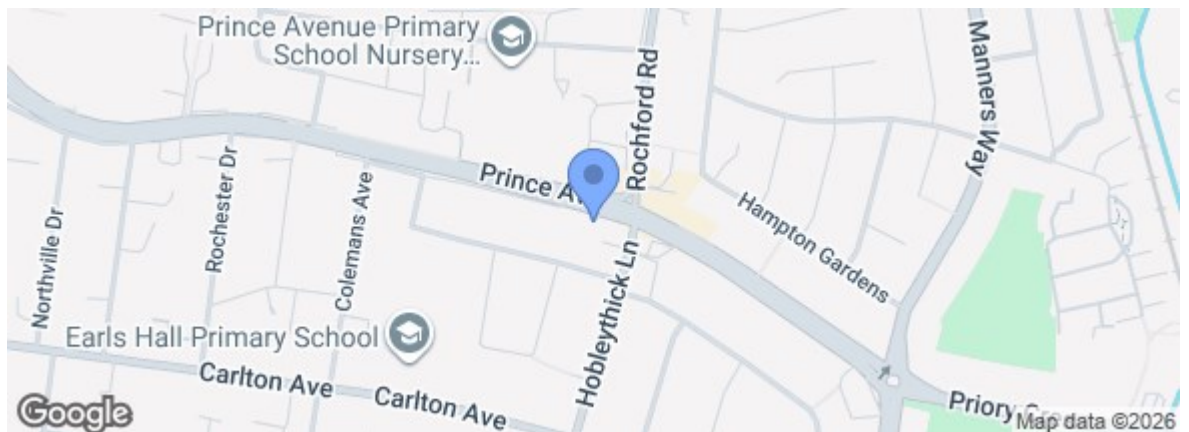
1ST FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.



TOTAL FLOOR AREA : 2934 sq.ft. (272.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.