



Westminster Drive, Westcliff-On-Sea,
£635,000

home.

88 Westminster Drive Westcliff-On-Sea SS0 9SG



- Spacious Four Bedroom Detached House
- Cleverly Extended By The Current Owners To Provide Impressive Living Accommodation
- Gorgeous Open Plan Kitchen/Diner With French Doors To The Rear Garden
- Impressive Through Lounge/Diner & Separate Study/Snug
- Second Floor Double Bedroom With Separate Dressing Room & En-Suite Bathroom
- Garage & Off Street Parking To The Front
- Great Size Rear Garden With A Purpose Built Garden Room
- Short Stroll To London Road Shops & Chalkwell Park
- Chalkwell Hall School Catchment

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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Home Of Leigh are very excited to offer for sale this substantial and surprisingly spacious four bedroom detached house which has been cleverly extended by the current owners to provide impressive living accommodation over three floors and which also benefits from a great size rear garden with a purpose built garden room along with a garage and off street parking to the front.

The accommodation comprises; entrance hall, ground floor shower room, an impressive through lounge/diner, separate study/snug and a gorgeous open plan kitchen/diner with a valuted ceiling and French doors out to the rear garden.

To the first floor there are three well proportioned bedrooms and a modern four piece family bathroom, whilst to the second floor there is a further double bedroom complete with a separate dressing room and en suite bathroom.

Externally the property stands on a generous size east backing plot with a wonderful rear garden boasting a raised deck and a purpose built garden room, whilst to the front there is a single garage with additional off street parking.

Located on Westminster Drive in Westcliff On Sea, this attractive family home is within the sought after Chalkwell Hall School Catchment as well as being withing a short stroll of the London Roads extensive shops and Chalkwell Park.

Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

Entrance Hall:

16'8 x 6'1

Double glazed obscure window to front aspect, wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, cast iron effect radiator, doors to:

Ground Floor Shower Room:

7'7 x 2'7

Modern three piece suite comprising; walk-in shower, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, heated towel rail.

Lounge:

30'4 x 12'9 (reducing to 9'9)

An impressive dual aspect principle reception room with double glazed bay window to front aspect and double glazed windows and French doors

to rear, giving access to the garden, carpeted, coved cornice to smooth plastered ceiling, feature fireplace with inset log burner with wooden mantle, radiator and two additional certical radiators.

Kitchen/Diner:

22'7 x 22'1 (reducing to 11')

Double glazed window to rear aspect, the kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of black granite work surfaces with an abundance of cupboards and drawers beneath, two built-in AEG ovens with five ring gas hob above and extractor hood over, further range of matching eye level wall mounted units with concealed lighting beneath, integrated dishwasher, appliance space for fridge/freezer, breakfast bar with stool seating, additional matching storage cupboards, wood laminate flooring throughout, vaulted ceiling with velux windows, under floor heating, double glazed French doors leading to the rear garden, door to study.

Study:

11'9 x 8'3

Velux window to side aspect, tiled flooring, smooth plastered ceiling, cast iron effect radiator, door to garage.

First Floor Landing:

8'11 x 8'1

Double glazed obscure window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting, stairs leading to the second floor landing, doors to:

Bedroom Two:

15'11 x 9'4 (plus depth of wardrobe)

Double glazed bay window to front aspect with bespoke fitted window seat with storage, carpeted, smooth plastered ceiling with inset spotlighting, range of fitted floor to ceiling mirror fronted sliding door wardrobes, radiator.



**Bedroom Three:**

13'4 x 9'10

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling, feature fireplace, radiator.

Bedroom Four:

Double glazed window to front aspect, wood effect laminate flooring, smooth plastered ceiling, radiator.

Family Bathroom:

9'8 x 8'3

Double glazed obscure window to rear aspect, modern four piece suite comprising; bath with mixer tap, panelled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Landing:

Velux window to side aspect, carpeted, built-in storage cupboard, doors to:

Bedroom One:

13'3 x 11'1

Double glazed window to front aspect and additional Velux window to side, carpeted, built-in storage cupboard, smooth plastered ceiling with inset spotlighting, radiator.

Dressing Room:

11'1 x 4'4

Velux window to side aspect, wood flooring, fitted wardrobes with matching drawers and additional dressing table, smooth plastered ceiling with inset spotlighting, door to:

En Suite Bathroom:

7'11 x 6'4

Double glazed window to rear aspect, modern suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, large walk-in eaves storage cupboard, heated towel rail.

Externally:**Rear Garden:**

The property benefits from a great size east backing rear garden which commences with an extensive raised deck area, providing a great space for outside dining and entertaining with steps down to the remainder of the garden which is laid to lawn and enclosed by screen panelled fencing, outside lighting, water tap, further paved patio area and access to a garden room.

Garden Room:

16'1 x 9'6

Double glazed windows and French doors, power and lighting connected.

Front Garden:

The front of the property is paved providing off street parking for several vehicles giving access to:

Garage:

18'1 x 12'2

A great size garage with up and over door, power and lighting connected, inspection pit.











Property Details

4 Bedrooms
3 Bathrooms
2 Reception Rooms
House - Detached

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band: C

£635,000

Interested?

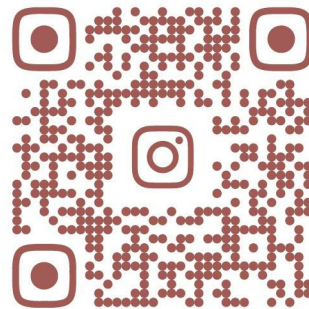
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TOTAL FLOOR AREA: 1880 sq. ft. approx.
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home.



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