

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



## **Southview Drive, Westcliff-On-Sea Guide price £120,000**

Aspire Estate Agents are delighted to introduce this self-contained one bedroom ground floor apartment, ideally positioned in the heart of Westcliff-on-Sea and offered to the market with no onward chain.

Accessed via its own private entrance, the property provides well-presented and practical accommodation, ideal for first-time buyers or investors alike. Internally, the apartment features a bright open-plan reception room and kitchen, complemented by a useful utility area. The double bedroom benefits from a modern three-piece en-suite shower room, while additional features include double glazing and gas central heating throughout.

Externally, residents enjoy use of a communal garden, providing welcome outdoor space. The property further benefits from a long lease with approximately 107 years remaining, adding to its appeal as a secure and low-maintenance purchase.

Conveniently located close to local shops, amenities and Southend University Hospital, the property also offers excellent access to road links including the A13 and A127, as well as good local transport connections.

Guide Price: £120,000 – £140,000

This is a fantastic opportunity to acquire a well-located, chain-free property offering strong potential as a home or investment. Early viewing is highly recommended.

Reception Room:  
3.68m x 3.02m (12'1" x 9'11")

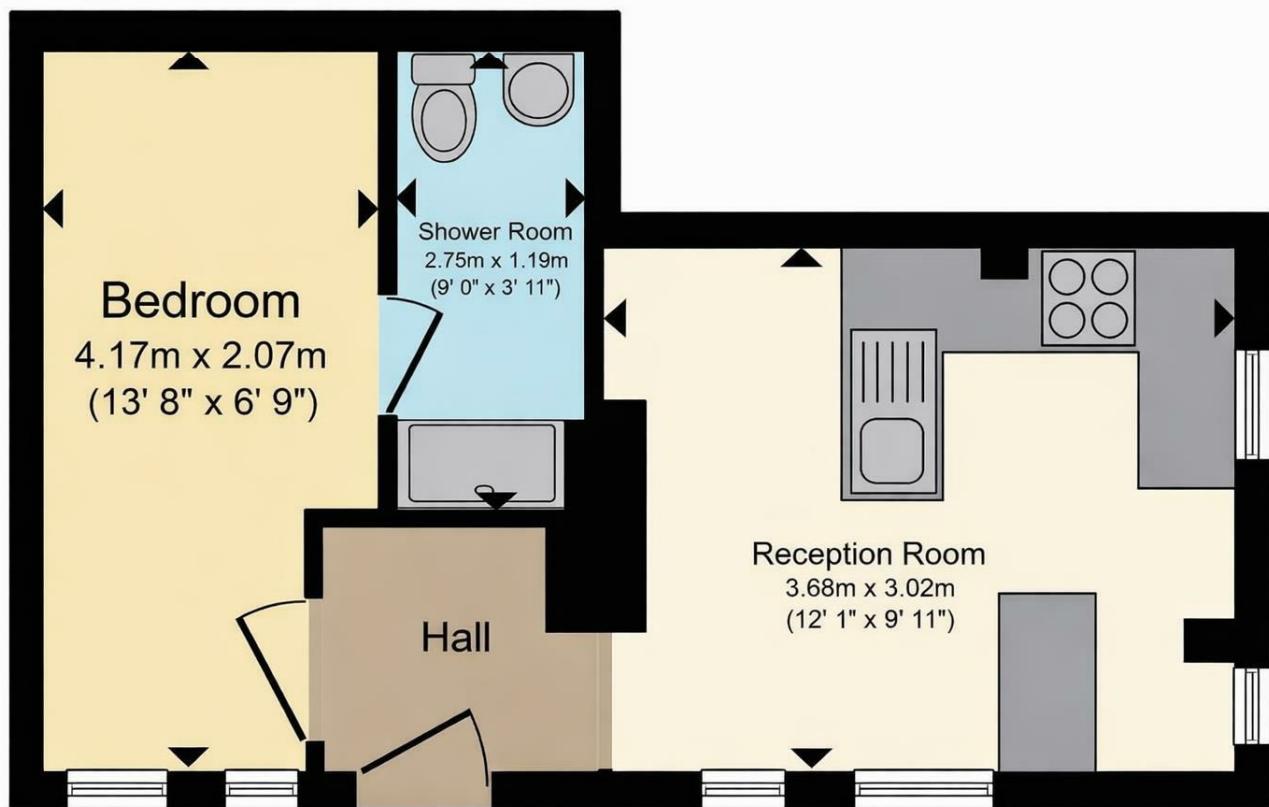
Bedroom:  
4.17m x 2.07m (13'8" x 6'9")

Shower Room:  
2.75m x 1.19m (9'0" x 3'11")

Entrance Hall

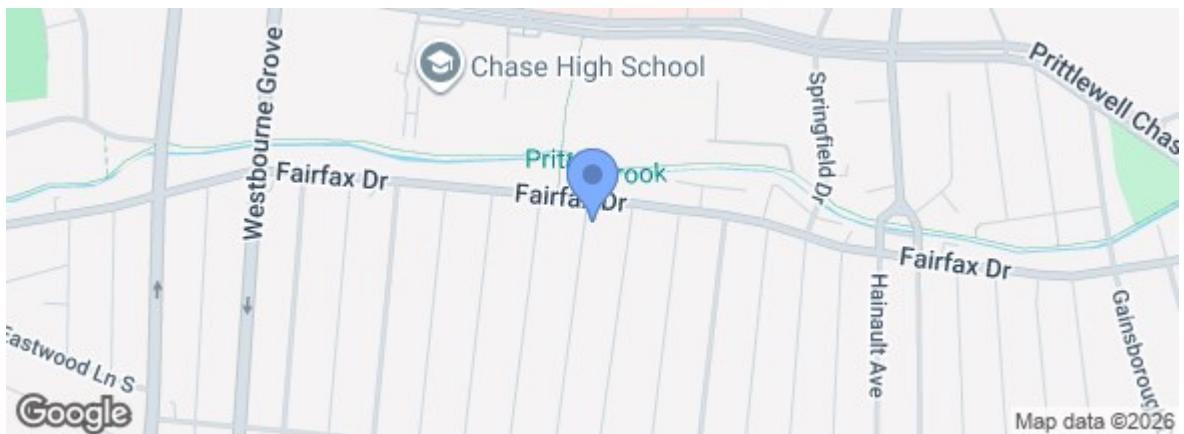
Total Floor Area

Approx. 25.6 sq m / 276 sq ft



Total floor area 25.6 m<sup>2</sup> (276 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			75
(55-69) D			60
(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			
(70-80) C			
(55-69) 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	



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