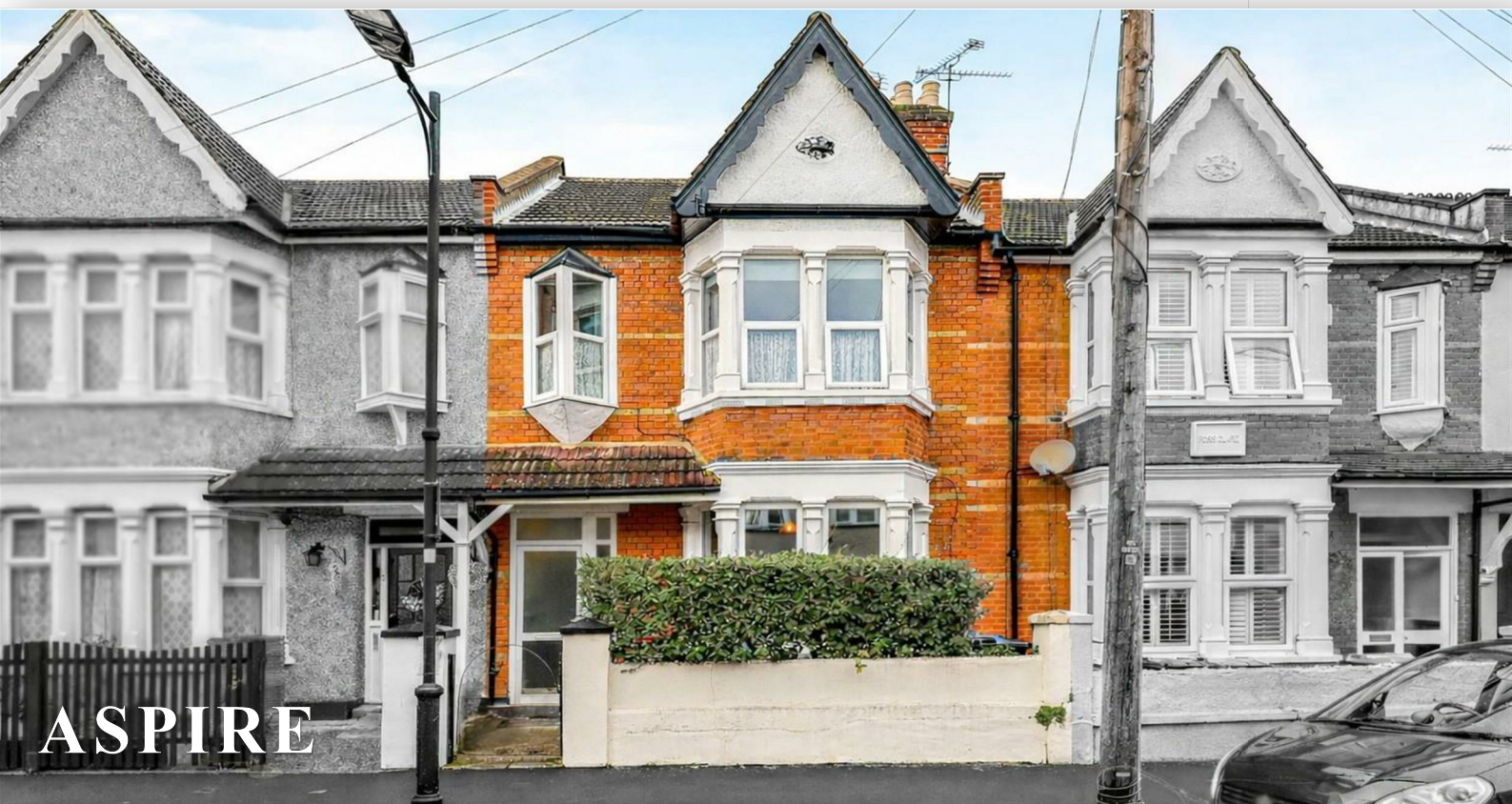


**To arrange a viewing contact us  
today on 01268 777400**



## **Westminster Drive, Westcliff-On-Sea Guide price £450,000**

Aspire Estate Agents are delighted to introduce this beautifully presented four bedroom terraced family home, ideally located on Westminster Drive in the heart of Westcliff-on-Sea. Arranged over three floors, the property offers generous, well-balanced accommodation that perfectly suits modern family living.

The ground floor welcomes you with a spacious entrance hall leading to a charming bay-fronted lounge, ideal for relaxing. A separate dining room provides a dedicated space for family meals and entertaining, while the modern kitchen is fitted with premium appliances and stylish tiled splashbacks. To the rear, a utility area and ground floor WC add practicality, and the conservatory offers a bright additional living space overlooking the garden.

The first floor comprises four well-proportioned bedrooms, providing excellent flexibility for families or those needing home office space. This level is completed by a bold, contemporary shower room, installed approximately two years ago and finished to a high standard.

A striking spiral staircase leads to the second-floor loft room, offering valuable additional space with useful eaves storage, ideal as a study, hobby room or occasional room.

Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining with minimal upkeep. Ideally positioned close to local shops, well-regarded schools, transport links and the seafront, this is a superb opportunity to secure a spacious and stylish home in a highly sought-after coastal location.

Early viewing is highly recommended to fully appreciate the space, layout and quality on offer.

## Ground Floor

Entrance Hall: 7.53m x 1.75m (24'8" x 5'9")

Lounge: 4.35m x 3.89m (14'10" x 12'9")

Dining Room: 3.63m x 3.55m (11'11" x 11'8")

Kitchen: 5.09m x 3.75m (16'8" x 12'4")

Utility Room

WC

Conservatory: 3.76m x 2.79m (12'4" x 9'2")

## First Floor

Landing: 6.95m x 1.74m (22'10" x 5'9")

Bedroom One: 4.53m x 3.57m (14'10" x 11'9")

Bedroom Two: 4.02m x 3.57m (13'2" x 11'9")

Bedroom Three: 3.64m x 3.54m (11'11" x 11'7")

Bedroom Four: 2.96m x 1.70m (9'3" x 5'9")

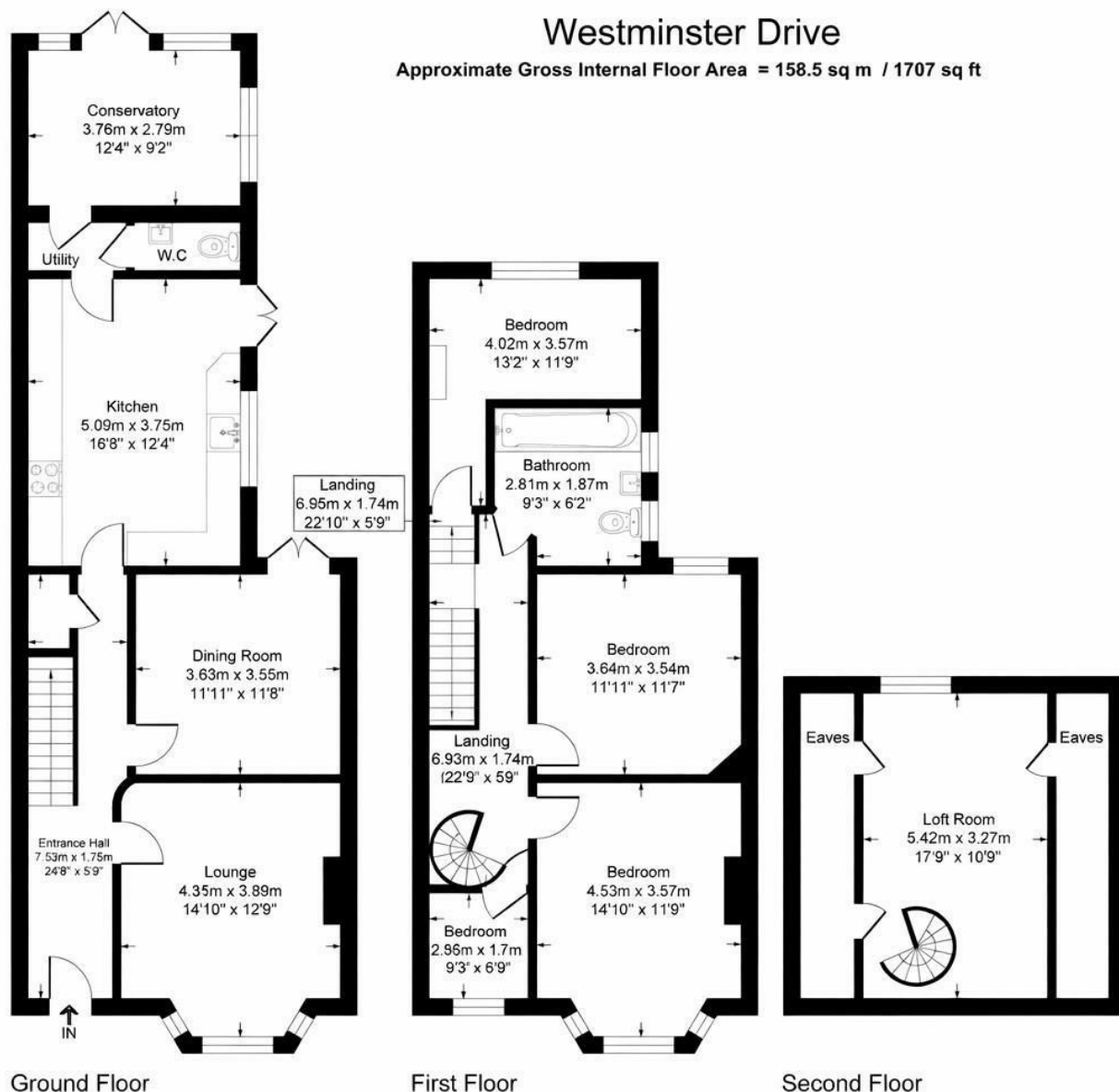
Bathroom: 2.81m x 1.87m (9'3" x 6'2")

## Second Floor

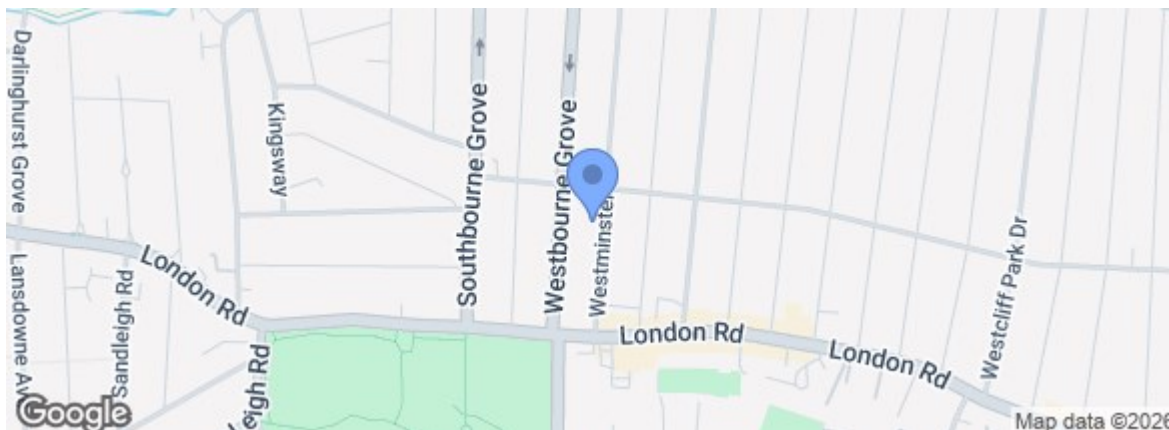
Loft Room: 5.42m x 3.27m (17'9" x 10'9")

Eaves Storage (both sides)

Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <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	



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