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today on 01268 777400**



ASPIRE



Salisbury Avenue, Westcliff-On-Sea Guide price £300,000

Aspire Estate Agents are delighted to introduce this charming character mid-terraced home, ideally positioned on the ever-popular Salisbury Avenue in Westcliff-on-Sea. Offering a wonderful blend of period charm and modern practicality, this beautifully presented property is perfectly suited to first-time buyers, growing families, or those looking to downsize without compromise.

Originally arranged as a three-bedroom home, the property has been thoughtfully reconfigured to provide two generous double bedrooms, with the added benefit of an open dressing room area that could easily be converted back into a third bedroom if required. The spacious master bedroom further impresses with fitted wardrobes and an abundance of natural light.

The ground floor boasts two inviting reception rooms, ideal for both entertaining and everyday family life. To the rear, the fully fitted kitchen breakfast room truly acts as the heart of the home — a bright and practical space perfect for casual dining and socialising.

Stepping outside, you'll find a west-facing rear garden, ideal for enjoying afternoon and evening sun. The garden features a patio area, lawn, and a fantastic summerhouse complete with power and lighting, making it perfect for a home office, gym, or entertaining space.

Convenience is key, with the property located within walking distance of Hamlet Court Road, offering a vibrant selection of shops, cafés, and amenities. Westcliff Grammar School for Boys and Girls, Southend Hospital, and excellent transport links including Westcliff Station are all close by, making this an ideal location for commuters and families alike.

This character-filled home offers space, flexibility, and location in equal measure and must be viewed to be fully appreciated.

Guide Price £300,000-£325,000

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Entrance Porch & Hallway: 6.75m x 1.49m > 0.95m (22'1" x 4'10" > 3'1")

Lounge: 4.18m (into bay) x 3.53m (13'8" (into bay) x 11'7")

Dining Room: 3.35m x 2.95m (10'11" x 9'8")

Kitchen Breakfast Room: 4.55m (max) x 2.69m (14'11" (max) x 8'9")

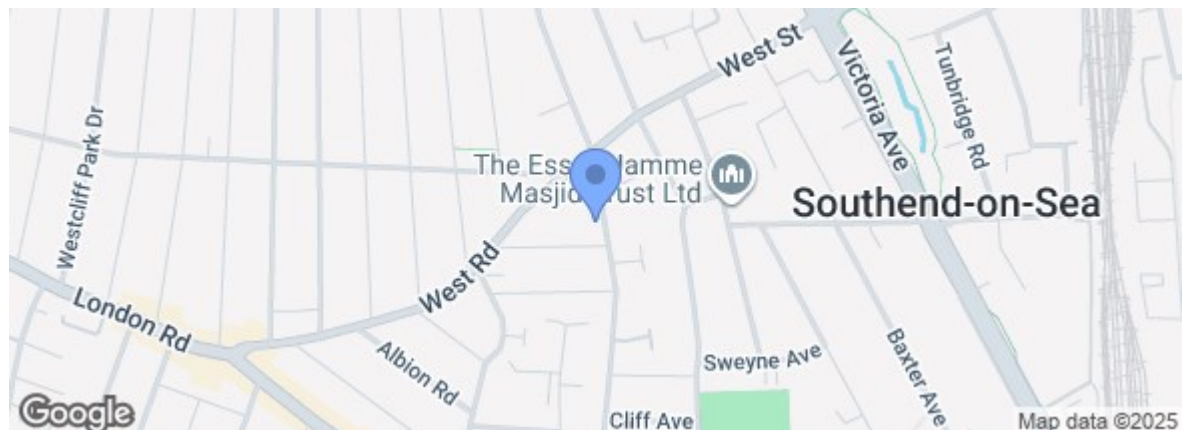
First Floor Landing: 3.35m x 1.50m (10'11" x 4'11")

Bedroom One: 4.33m (to chimney breast) x 3.46m (14'2" x 11'4")

Bedroom Two: 3.37m x 2.97m (11'0" x 9'8")

Open Dressing Area: 2.70m x 2.24m (8'10" x 7'4")

Family Bathroom: 2.69m x 1.63m (8'9" x 5'4")



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