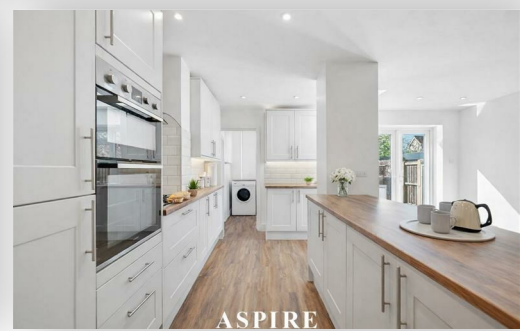


To arrange a viewing contact us  
today on 01268 777400



## Silverdale Avenue, Westcliff-On-Sea Guide price £350,000

Aspire Estate Agents are delighted to present this exceptional and immaculately presented three-bedroom terraced home, perfectly positioned on the highly sought-after Silverdale Avenue in Westcliff-on-Sea. GUIDE PRICE £350,000-£375,000

Having been significantly improved and extended by the current owners, this outstanding property offers a seamless blend of character, space, and contemporary living, finished to an impeccable standard throughout. From the moment you step inside, the quality and attention to detail are immediately apparent.

The ground floor features a welcoming entrance hall leading through to a spacious and beautifully presented living room, offering a cosy yet elegant setting. To the rear, the home opens into a stunning extended kitchen/dining room measuring over 17ft, creating a bright and sociable hub of the home. The newly fitted kitchen has been thoughtfully designed with modern cabinetry, ample worktop space and integrated appliances, complemented by a separate utility room providing practicality and storage.

The first floor continues to impress, offering three well-proportioned bedrooms, all tastefully decorated and filled with natural light. The accommodation is completed by a stylish, newly installed bathroom finished to a high specification, providing a contemporary feel.

Externally, the property boasts a beautifully landscaped rear garden, offering a private outdoor space ideal for entertaining, dining or simply unwinding. The garden has been carefully designed to be both low-maintenance and visually striking.

Situated in a desirable residential location, Silverdale Avenue is within easy reach of local amenities, well-regarded schools, and excellent transport links, including nearby train stations providing direct routes into

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

Entrance Hall

15'1" x 5'2" (4.59m x 1.57m)

Living Room

15'5" x 11'9" (4.69m x 3.57m)

Kitchen/Dining Room

17'10" x 16'7" (5.44m x 5.06m)

Utility Room

6'4" x 4'7" (1.94m x 1.39m)

Landing

8'4" x 5'11" (2.53m x 1.80m)

Bedroom One

11'9" x 10'10" (3.59m x 3.29m)

Bedroom Two

12'1" x 11'3" (3.68m x 3.44m)

Bedroom Three

8'6" x 5'5" (2.59m x 1.65m)

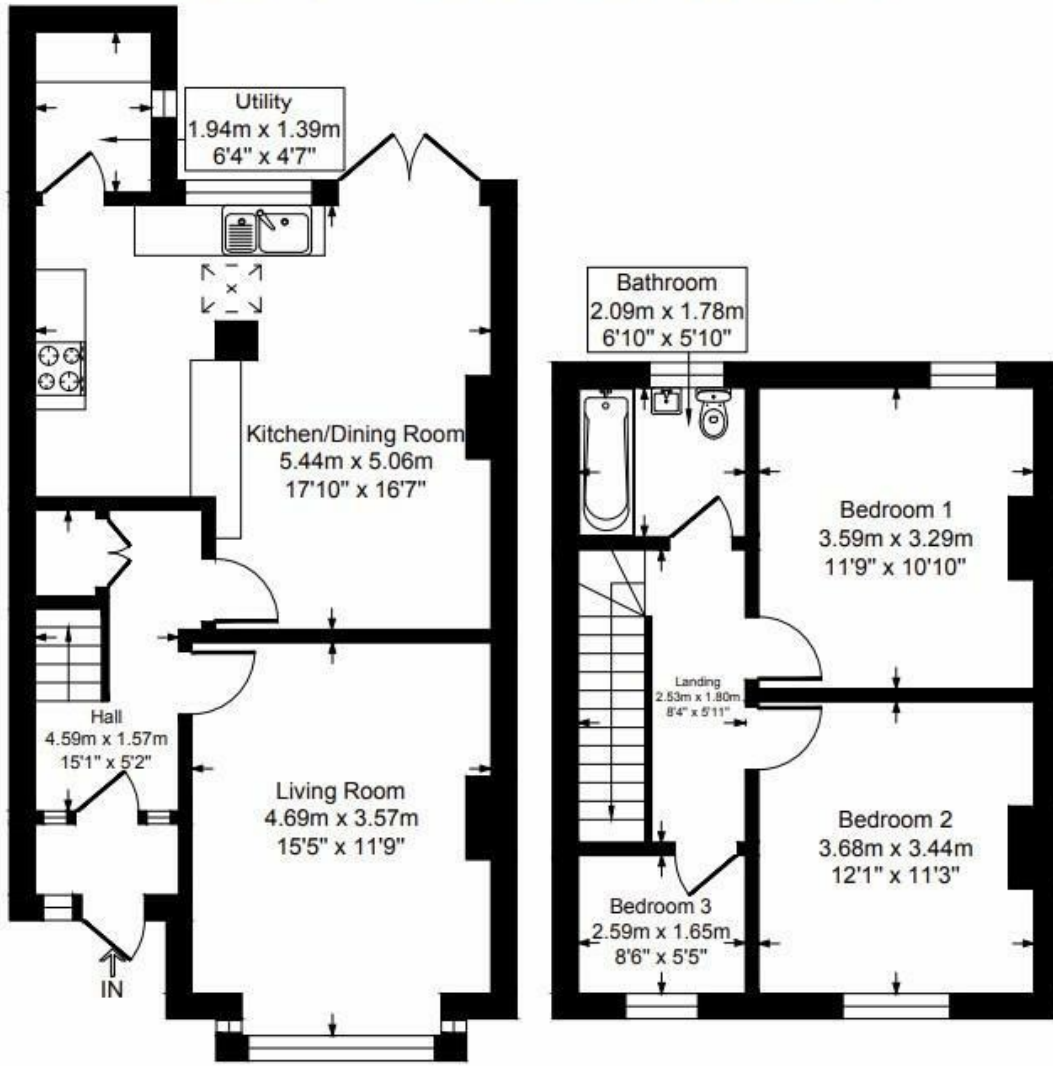
Bathroom

6'10" x 5'10" (2.09m x 1.78m)

Garden

# 155 Silverdale Avenue

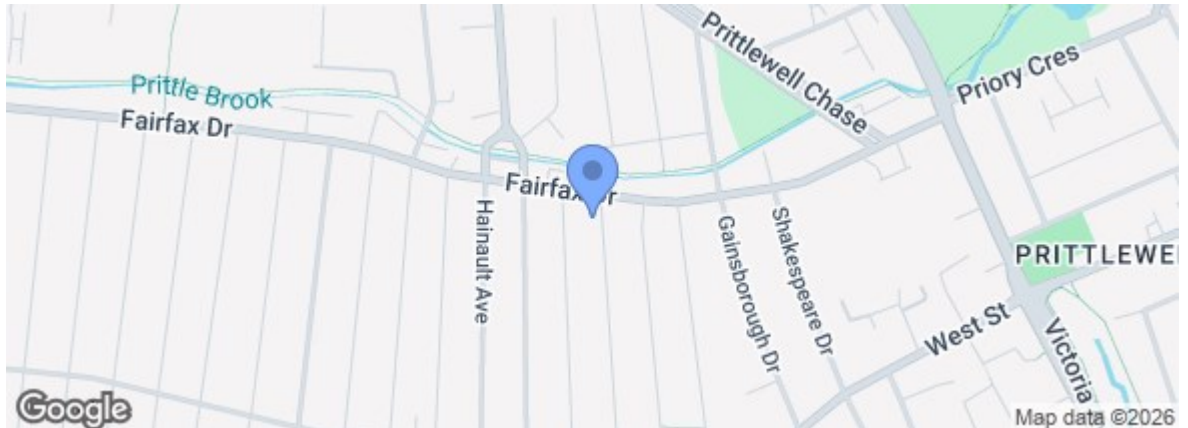
Approximate Gross Internal Floor Area = 92.3 sq m / 994 sq ft



Ground Floor

First Floor

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	



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.