

To arrange a viewing contact us  
today on 01268 777400



## Mendip Crescent, Westcliff-On-Sea Guide price £325,000

Aspire Estate Agents are delighted to introduce this immaculately presented three-bedroom mid-terraced home, perfectly positioned on the sought-after Mendip Crescent in Westcliff-on-Sea. This turn-key property offers a rare combination of generous space, high-quality finishes, and an unbeatable location — ideal for first-time buyers, growing families, or those looking to upgrade in style.

As you step inside, you're welcomed by a remarkably spacious entrance hall, setting the tone for the well-designed layout that follows. The bright, welcoming living room flows effortlessly into the extended kitchen/dining area — the true centrepiece of the home. This kitchen has been finished to an exceptional standard, featuring sleek, modern units, high-spec integrated appliances, and ample worktop space — making it a dream for both everyday living and entertaining.

Upstairs, the home boasts three generously sized bedrooms, each filled with natural light. The luxury family bathroom is equally impressive, with a full-size bathtub, rainfall shower, stylish tiling, and contemporary fittings that create a calming and elegant atmosphere.

Externally, the rear garden is smart, low-maintenance and ideal for relaxing or hosting guests, with a neatly maintained front garden completing the picture.

Located in a peaceful residential setting, this home is just a short walk from a selection of outstanding schools, including Eastwood Academy and St Christopher School, and within easy reach of Southend Hospital, local shops, parks, and main road links such as the A127. You're also perfectly positioned for access to Southend Airport, Leigh Broadway, and excellent transport connections.

Guide Price: £325,000 – £350,000

This is a truly beautiful home in a prime location — early viewing is strongly recommended to avoid disappointment.

Ground Floor:

Hallway: 2.77m x 6.77m (9.09' x 22.21')

Living Room: 3.70m x 5.76m (12.13' x 18.91')

Kitchen: 5.77m x 2.40m (18.93' x 7.87')

Diner/Lounge: 2.77m x 3.05m (9.09' x 10.02')

First Floor:

Bedroom: 4.18m x 3.13m (13.70' x 10.28')

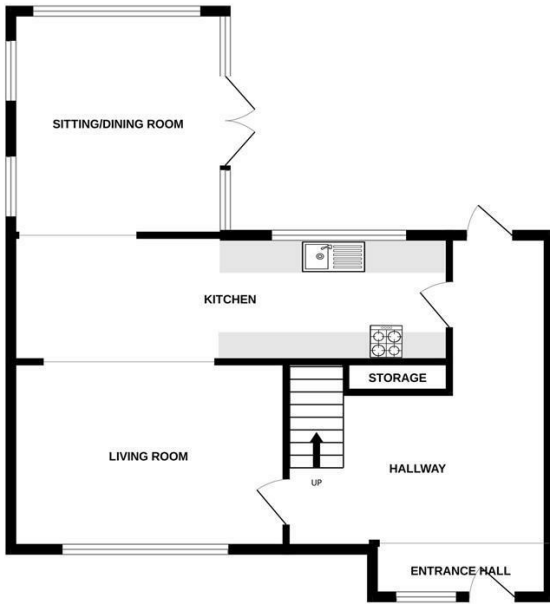
Bedroom: 3.67m x 1.21m (12.03' x 3.97')

Bedroom: 1.74m x 1.57m (5.69' x 5.14')

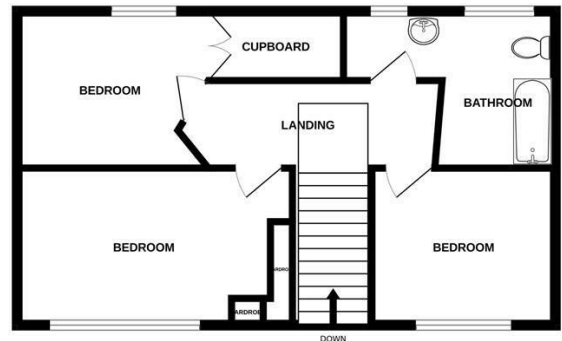
Landing: 2.58m x 2.41m (8.46' x 7.91')

Bathroom: 2.18m x 2.42m (7.14' x 7.94')

GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



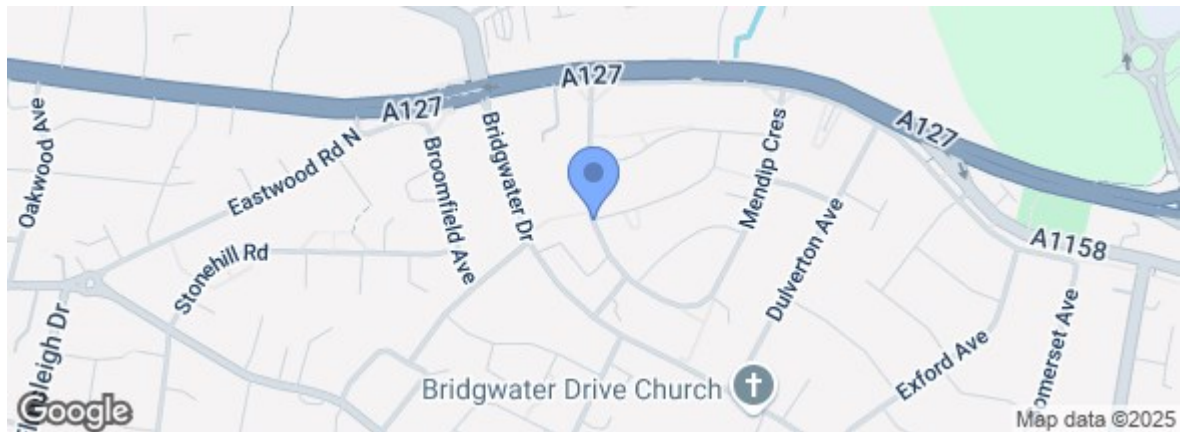
1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
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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