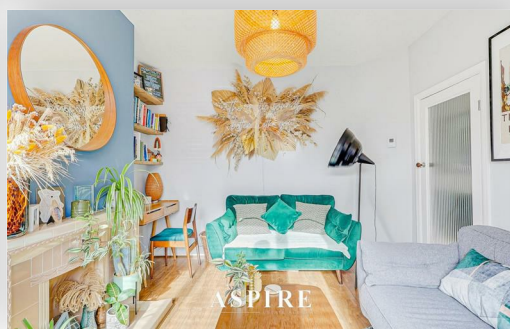


**To arrange a viewing contact us
today on 01268 777400**



Wellington Avenue, Westcliff-On-Sea Guide price £375,000

Aspire Estate Agents are delighted to introduce this beautifully presented two-bedroom terraced home, perfectly positioned on the desirable Wellington Avenue, ideally located on the Leigh-on-Sea and Westcliff-on-Sea borders. This charming property offers a wonderful blend of modern style and character, making it an exceptional choice for first-time buyers, downsizers, or anyone seeking a move-in-ready home close to the coast.

The accommodation begins with a bright, south-facing lounge, filled with natural light and offering a warm, welcoming atmosphere. This inviting space flows effortlessly into a spacious dining room, ideal for entertaining or family dining. The modern kitchen sits to the rear, fitted with sleek units, ample storage, and practical workspace, a perfect balance of style and functionality.

Upstairs, there are two generously sized bedrooms, each complete with built-in storage, alongside a contemporary shower room finished to a high standard. The home has been beautifully maintained throughout, allowing buyers to move straight in and enjoy the comfort and convenience on offer.

Outside, the property features a low-maintenance rear garden, providing a private retreat to relax or entertain. The location is truly enviable, just a short distance from Chalkwell Park, Chalkwell Beach, Leigh Broadway's boutique shops and cafés, and Chalkwell train station, offering direct links to London Fenchurch Street.

This stunning home combines coastal charm with modern living in one of the area's most sought-after locations.

Early viewing is highly recommended to appreciate all that this exceptional property on Wellington Avenue has to offer.

Guide Price £375,000-£400,000

www.aspireestateagents.co.uk

Hallway

10'10" x 2'6" (3.31 x 0.78)

Lounge

15'1" x 10'10" (4.60 x 3.32)

Dining Room

12'7" x 11'2" (3.84 x 3.42)

Kitchen

8'10" x 7'8" (2.70 x 2.36)

Landing

14'8" x 4'7" (4.49 x 1.42)

Bedroom 1

12'11" x 11'10" (3.94 x 3.62)

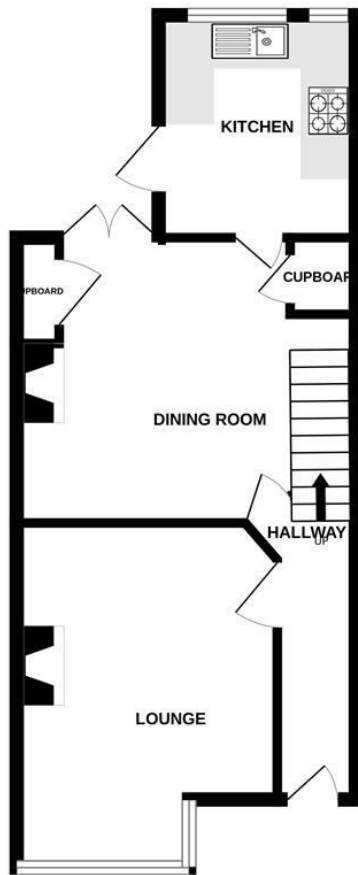
Bedroom 2

11'3" x 7'8" (3.44 x 2.36)

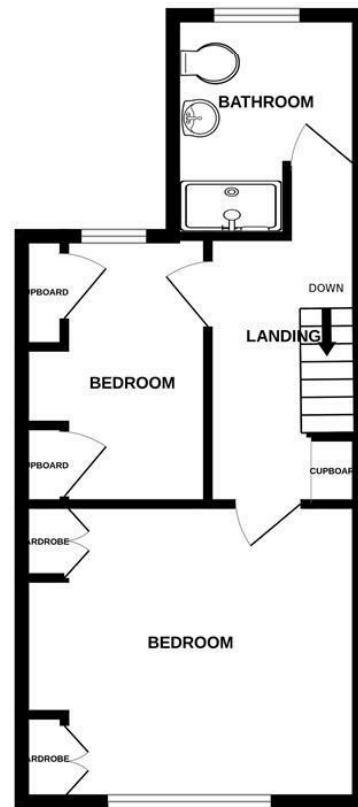
Shower Room**Loft****Rear Garden**

60 ft Approx

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



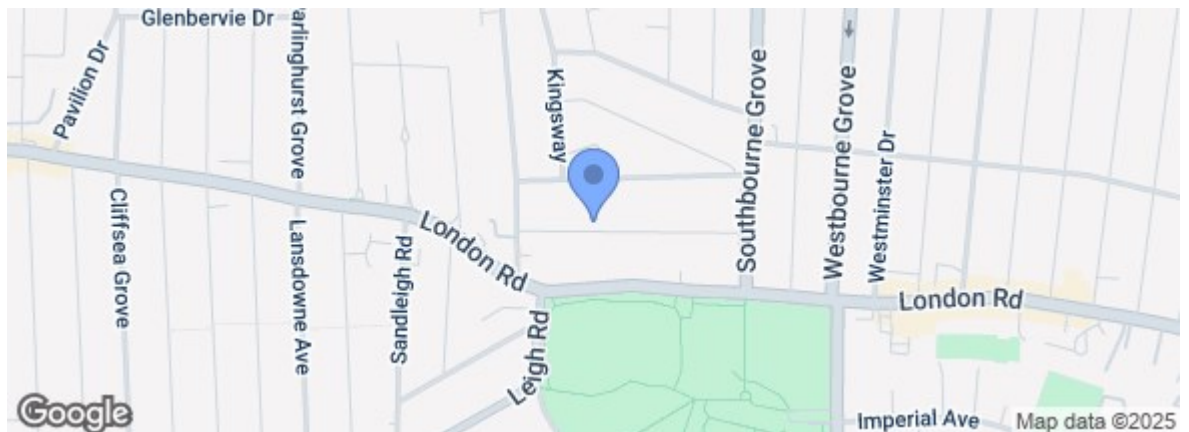
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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.
Made with Metropix C2025

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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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