

To arrange a viewing contact us  
today on 01268 777400



ASPIRE



ASPIRE



ASPIRE



ASPIRE

## Retreat Road, Westcliff-On-Sea Offers in excess of £300,000

Aspire Estate Agents are delighted to introduce this absolutely immaculate three double bedroom maisonette, positioned on the popular Retreat Road in Westcliff-on-Sea. Beautifully renovated throughout and offering generous accommodation, off-street parking and garden space, this superb home is the perfect turn-key purchase. Offered with NO ONWARD CHAIN.

From the moment you step inside, it is clear this property has been finished to an excellent standard. The interior is bright, fresh and modern throughout, with a stylish neutral finish that allows any buyer to simply move straight in and enjoy.

The spacious lounge/diner offers a fantastic living and entertaining space, ideal for relaxing, dining and hosting guests. The newly fitted kitchen is sleek and contemporary, designed with both style and practicality in mind.

There are three well-proportioned double bedrooms, including a generous bedroom positioned on the second floor, creating a fantastic principal room or private retreat. The newly fitted bathroom has been finished beautifully, adding to the property's clean, modern and high-quality feel.

Externally, the property benefits from its own garden space, perfect for enjoying the warmer months, along with the added advantage of off-street parking — a fantastic feature in this location.

Situated on Retreat Road, the home is ideally placed for Westcliff-on-Sea train station, local shops, schools, amenities and the seafront, making it a highly convenient spot for commuters, families and those looking to enjoy everything the local area has to offer.

Beautifully renovated, modern throughout and ready to move straight into, this stunning maisonette is a rare find and early viewing is strongly recommended.

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

## First Floor

Lounge/Diner

18'2" x 14'5"

5.53m x 4.40m

Bedroom One

12'2" x 11'7"

3.71m x 3.54m

Bedroom Two

12'11" x 12'1"

3.94m x 3.68m

Kitchen

9'1" x 7'10"

2.76m x 2.38m

Bathroom

## Second Floor

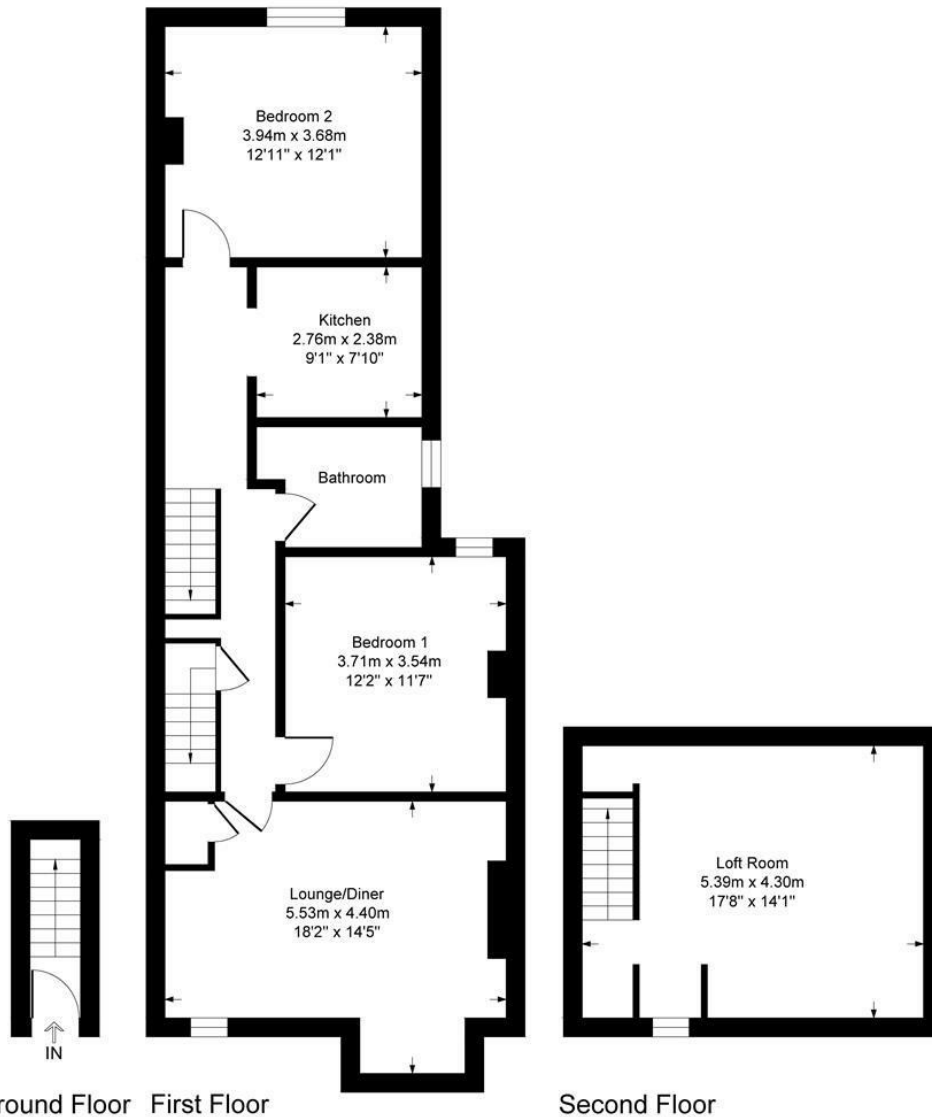
Bedroom Three / Loft Room

17'8" x 14'1"

5.39m x 4.30m

# Retreat Road

Approximate Gross Internal Floor Area = 100.2 sq m / 1079 sq ft



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.