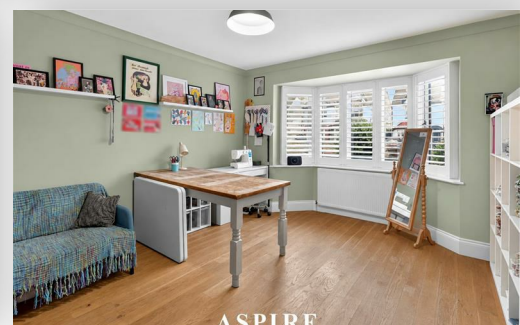
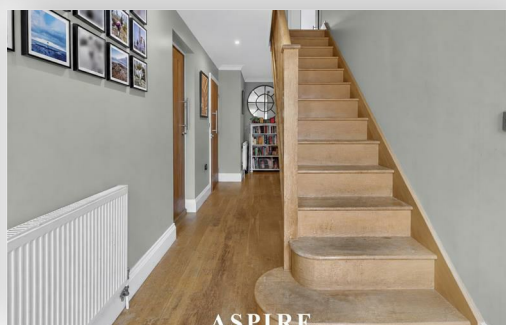


**To arrange a viewing contact us
today on 01268 777400**



Shaftesbury Avenue, Southend-On-Sea Guide price £750,000

GUIDE PRICE 750,000-800,000

Aspire are delighted to present this impressive four bedroom detached family home, offering substantial and versatile accommodation arranged across three floors in a highly sought-after position close to Southchurch Park and the seafront.

Designed with modern family living in mind, the property provides an excellent balance of generous reception space and well-proportioned bedroom accommodation. The ground floor centres around a fantastic open plan kitchen, lounge and dining area, creating an impressive space for everyday family life and entertaining.

The home further benefits from a separate family room, dedicated study/home office, four spacious bedrooms, family bathroom and en-suite facilities.

A wealth of additional features further enhances the property including solid wood flooring, plantation shutters to the front, solar panels and an electric vehicle charging point.

Externally, the home continues to impress with a substantial rear garden extending to approximately 81ft, complete with generous patio areas and a powered summerhouse. To the front, a paved driveway provides ample off street parking alongside access to the integral garage.

The top floor bedroom is another real highlight, opening onto a private balcony with attractive views across Southchurch Park.

GROUND FLOOR

Hallway

21'10" x 8'5" (6.66 x 2.58)

Office / Reception Room

12'7" x 11'10" (3.84 x 3.61)

W/C

Kitchen / Living Room

29'0" x 23'10" (8.85 x 7.27)

Garage

17'11" x 7'11" (5.47 x 2.42)

FIRST FLOOR

Landing

20'11" x 5'9" (6.39 x 1.77)

Bedroom Two

12'7" x 11'10" (3.86 x 3.61)

Bedroom Three

14'6" x 13'5" (4.42 x 4.10)

En-suite

Bedroom Four

11'2" x 9'8" (3.41 x 2.95)

Family Bathroom

SECOND FLOOR

Bedroom One

15'7" x 13'1" (4.76 x 4.00)

En-suite

OUTBUILDING

Room One - 3.58 x 3.43

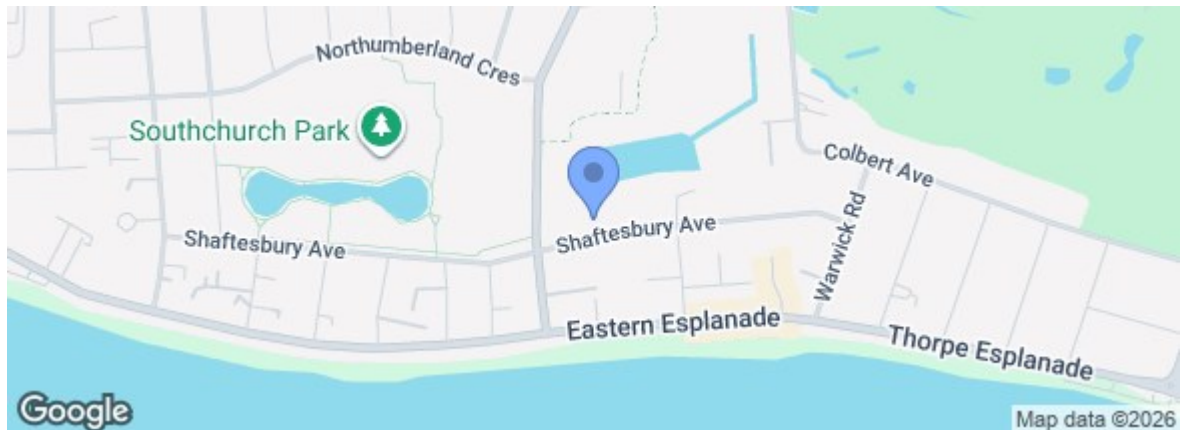
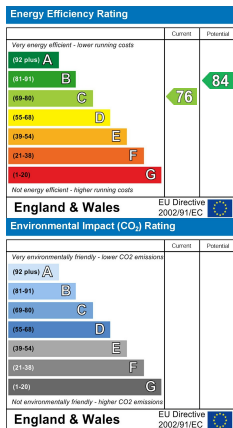
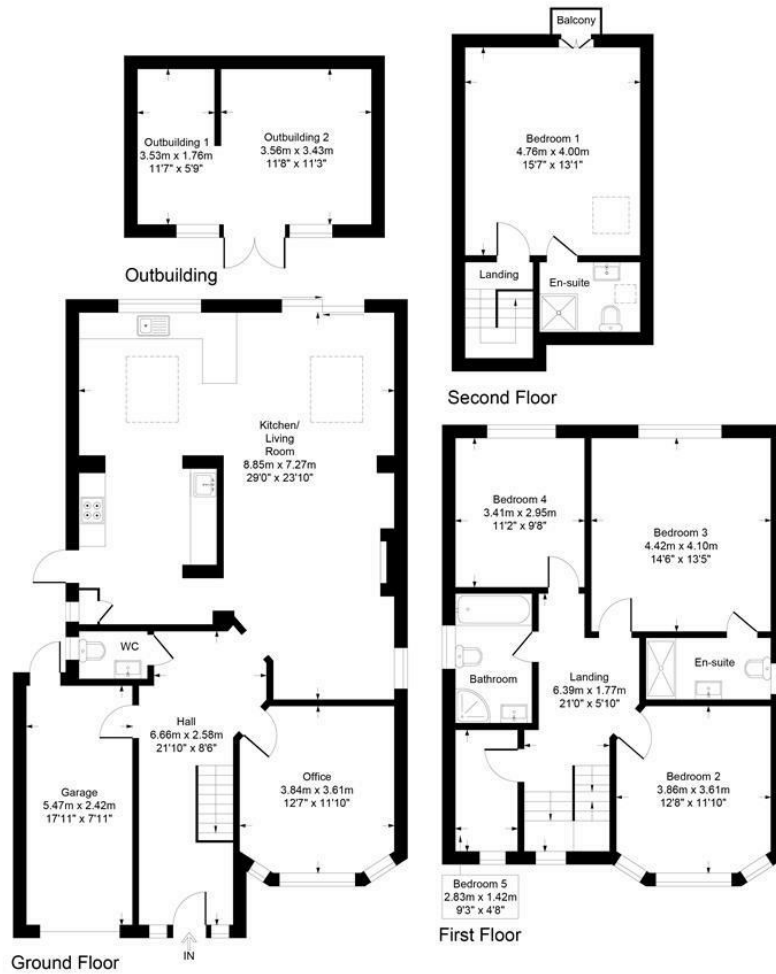
Room Two - 3.53 x 1.76

Garden

Driveway

113 Shaftesbury

Approximate Gross Internal Floor Area = 218.6 sq m / 2353 sq ft
(Including Garage & Outbuilding)
Garage = 13.2 sq m / 142 sq ft
Outbuilding = 19.0 sq m / 204 sq ft



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.