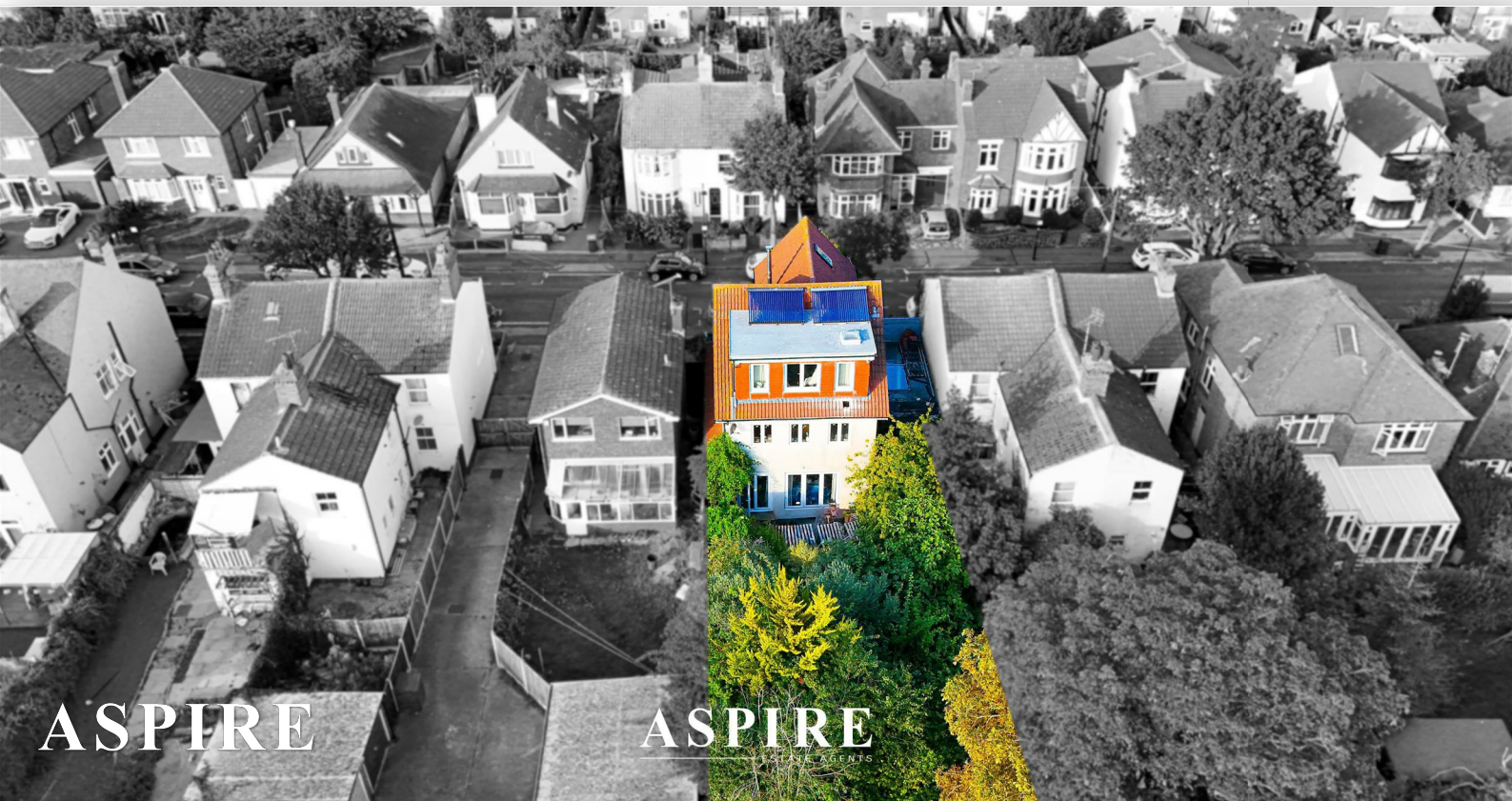


To arrange a viewing contact us
today on 01268 777400



St. Johns Road, Westcliff-On-Sea Offers over £500,000

Aspire Estate Agents are delighted to introduce this substantial, three-storey, 4 bedroom detached family home with a full-footprint basement, 70ft+ (approx.) south-facing garden, and integral garage with driveway, perfectly placed for Hamlet Court Road, rail links and sought-after schools.

Behind the enclosed porch, a generous hallway flows into an open-plan 29ft kitchen/breakfast room and a 22ft rear lounge with bi-folds and French doors onto the garden, ideal for everyday living and entertaining. Comfort is enhanced by underfloor heating across much of the house. The first floor offers three large double bedrooms and a stylish four-piece family bathroom with separate walk-in shower. Occupying the entire top level, a superb principal suite features a 20ft bedroom with dual aspects, a dressing room, and a luxury en-suite with spa bath and wet-room style shower.

A standout feature is the full-size basement (approx. 34' x 13') with power and lighting, currently partitioned for storage but brimming with possibilities for a cinema room, gym, studio or play space (subject to any required consents). Outside, the sun-drenched south-facing garden invites all-day enjoyment, while the integral garage (approx. 14'4" x 7'6") and additional parking add everyday practicality.

While the property requires modernisation, its scale, layout and position provide exceptional scope to personalise and add value, it is rare to find a home that combines three full floors plus a whole-footprint basement, huge room sizes, great natural light and a garden of this length in such a convenient Westcliff setting.

www.aspireestateagents.co.uk

Ground Floor

Entrance-Enclosed Porch

Hallway

Kitchen/Diner

28'8" x 9'11" (8.75m x 3.04m)

Lounge

22'2" x 10'8" (6.76 x 3.26)

First Floor

Landing

17'5" x 6'4" (5.33 x 1.95)

Bedroom Two

15'7" x 12'0" (4.75 x 3.68)

Bedroom Three

13'7" x 13'3" (4.15 x 4.05)

Bedroom 4

11'11" x 10'9" (3.64 x 3.28)

Bathroom

10'8" x 6'4" (3.27 x 1.94)

Second Floor

Master Suite

20'8" x 18'7" (6.3m x 5.67)

Dressing Room

10'4" x 6'7" (3.17 x 2.01)

En-Suite

Basement

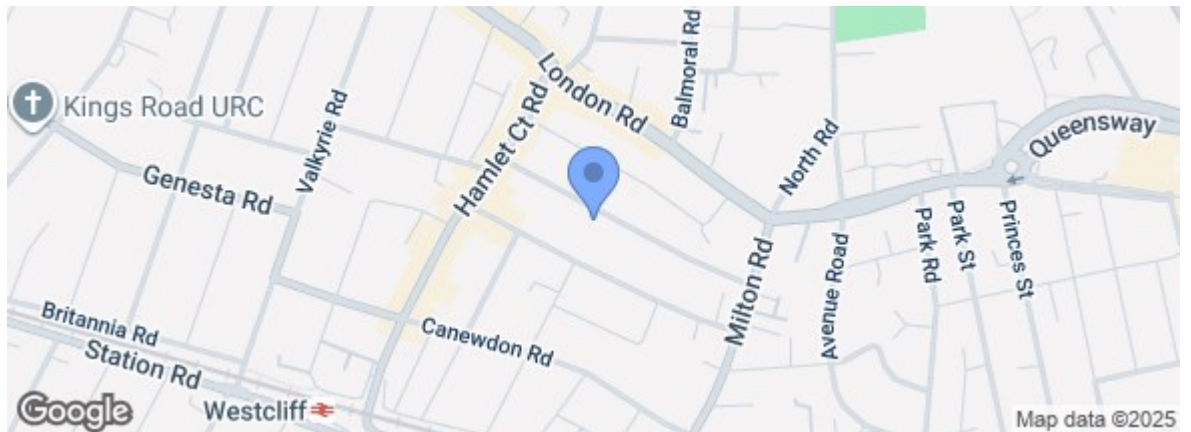
34'2" x 13'3" (10.43 x 4.05)

Garage

14'4" x 7'6" (4.37 x 2.31)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		84
(81-91) B			
(69-80) C		65	
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.