



* £375,000- £400,000 * Located in the vibrant area of Prince Avenue, Westcliff-on-Sea, this delightful semi-detached bungalow offers a perfect blend of character and modern living. With two good sized bedrooms, there is ample room for relaxation. The generously sized lounge-diner provides an inviting space for both entertaining guests and enjoying quiet evenings in plus there is the potential to easily convert part of the lounge diner to a third single bedroom adding to the versatility of this lovely home. The fully fitted kitchen breakfast room is a practical and stylish area, ideal for preparing meals and enjoying casual dining. One of the standout features of this property is the south-facing rear garden, which is perfect for soaking up the sun and enjoying outdoor activities. Additionally, the converted garage, equipped with power and light, offers further potential for use as a workshop, studio, or additional storage space. Parking is a breeze with space for up to two large vehicles, making this bungalow not only a comfortable home but also a practical choice for families or those with multiple cars. This characterful semi-detached bungalow is a rare find in a sought-after location, combining convenience with the charm of Westcliff-on-Sea. Whether you are looking to downsize, start a family, or simply enjoy a peaceful lifestyle, this property is sure to impress.

- Character semi-detached bungalow
- Generously sized lounge-diner
- Large conservatory to the rear
- Driveway for two large vehicles
- Location is a short walk to local amenities
- Two decent bedrooms with potential to create a third single bedroom
- Fully fitted kitchen breakfast room
- Shower room and separate WC
- South facing rear garden with converted garage with power and light
- Easy access to A13 and A127

Prince Avenue

Westcliff-On-Sea

£375,000

Price Guide



Prince Avenue



Frontage

Block paved driveway for two large vehicles, side access to the rear garden, access to:

Entrance Hallway

18'11" in length

Coved ceiling with a pendant light, wooden entrance door with obscured glass windows, airing cupboard, radiator, carpet.

Bedroom One

14'1" x 12'0"

Smooth coved ceiling with a pendant light, double-glazed leadlight bay window to the front, radiator, carpet.

Bedroom Two

8'10" x 8'9"

Coved ceiling with a pendant light, picture rails, double-glazed window to the side, radiator, carpet.

Lounge-Diner

21'0" x 11'5" > 9'2"

Smooth coved ceiling with two pendant lights, picture rails, feature fireplace with a wooden surround, leadlight double-glazed windows to the front, double-glazed patio doors to the rear leading to the conservatory. PLEASE NOTE: the lounge-diner could be split to create a third bedroom, which would be a single room.

Shower Room

6'10" x 6'10"

Smooth ceiling with a loft hatch, obscured double-glazed window to the side, double walk-in shower with an electric shower, pedestal wash basin, storage cupboard, radiator, towel rail, fully tiled walls, tiled flooring.

Separate WC

6'10" x 2'6"

Obscured double-glazed window to the side, low-level WC, part tiled walls, tiled flooring.

Kitchen Breakfast Room

9'10" x 8'4"

White kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a washing machine, space for a dishwasher, stainless steel sink and drainer with a chrome mixer tap, space for a fridge, wall mounted Ideal boiler, integrated oven and grill with a four-ring gas hob and an extractor fan above, tiled splashbacks, wall mounted electric heater, breakfast bar, laminate flooring, opening to:

Conservatory

19'1" x 9'6"

Double-glazed windows to the sides and rear overlooking the garden, a set of double-glazed French doors to the rear opening onto the garden, wall-mounted electric fire, laminate flooring, patio doors backing to the lounge-diner.

South Facing Rear Garden

Commences a patio area with the remainder laid to lawn, attractive tree and shrub border, raised decking area to the very rear, garden shed, side access to the front driveway, access to:

Outbuilding (Converted Garage)

22'0" x 7'10"

Double glazed windows to the front and rear, wooden door to the side leading out to the garden, double-glazed French doors to the side leading out to the garden, power, light, laminate flooring.

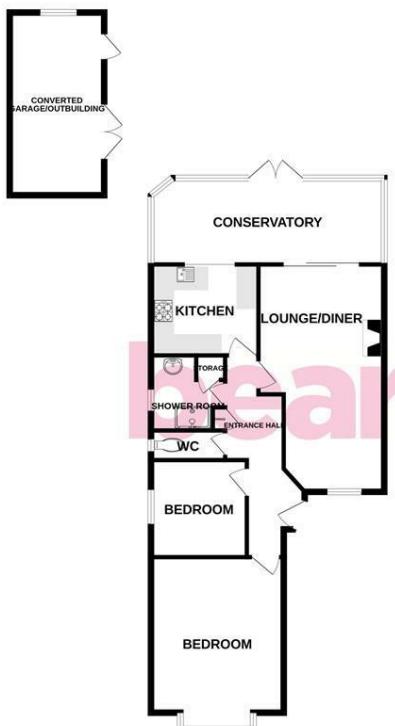
Agents Notes:

Council tax band: C



Floor Plan

GROUND FLOOR

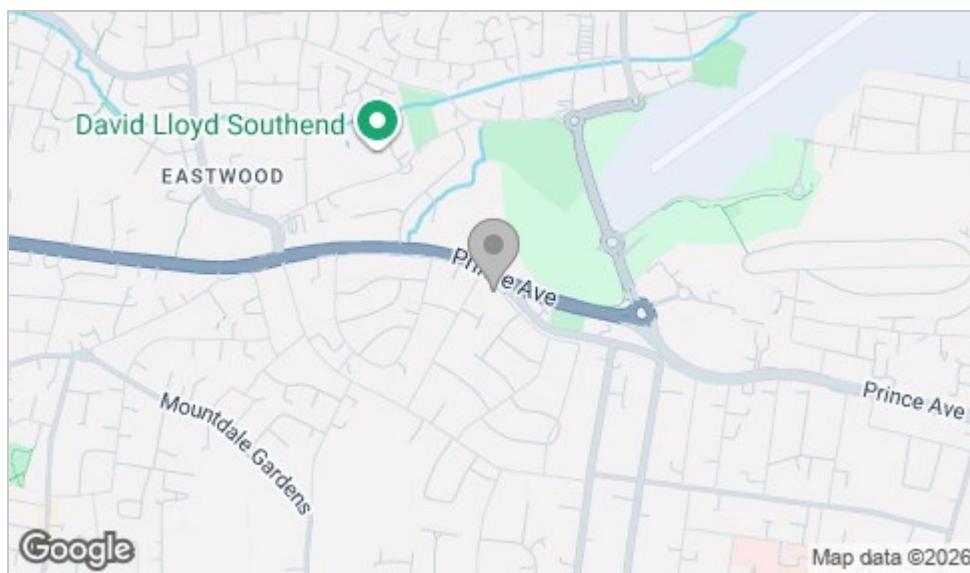


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance only and should not be relied upon as being accurate in any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.

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Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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 (CO₂) 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	