



Westminster Drive | | Westcliff-on-Sea | SS0 9SJ

Guide Price £450,000

bear
Estate Agents

**Westminster Drive |
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Guide Price £450,000**

* £450,000 - £475,000 * Spacious four-bedroom terraced family home offering generous living accommodation, a West-facing garden with summerhouse, and a sought-after Westcliff-on-Sea location close to Chalkwell Beach and excellent schools.

- Four Bedroom Terraced House
- Dining Room with Patio Doors
- Bay Fronted Master Bedroom
- West Facing Rear Garden
- Double Glazing
- Bay Fronted Lounge
- Large Kitchen/Breakfast Room
- Built-in Wardrobes to the Master Bedroom
- Versatile Summerhouse
- Gas Central Heating

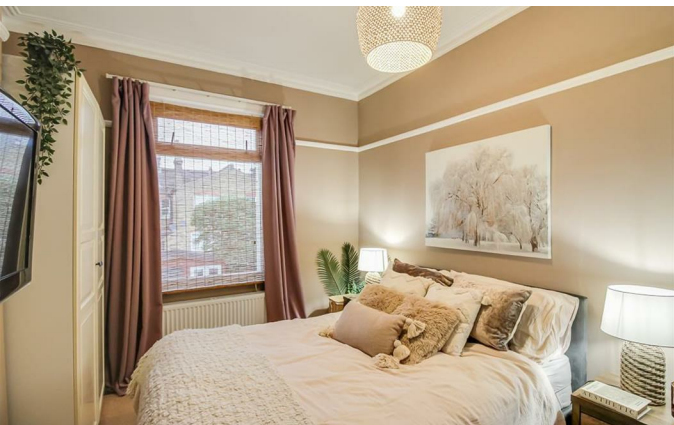




This well-proportioned terraced house provides ideal family living space throughout. The property opens with an entrance hall leading into a bay-fronted lounge, which flows through an opening into the dining room. The dining room benefits from patio doors opening onto the rear garden, creating a bright and sociable living environment. A large kitchen/breakfast room offers ample space for dining and includes a courtesy side door leading directly to the garden, while under stair storage adds further practicality. To the first floor, the landing provides additional storage and leads to a bay-fronted master bedroom with built-in wardrobes, alongside two further double bedrooms and a single bedroom. A modern three-piece bathroom completes the accommodation. Externally, the property boasts a generous West-facing rear garden, predominantly laid to lawn with a patio seating area and access to a versatile summerhouse. Further benefits include double glazing and gas central heating.

Situated on Westminster Drive in Westcliff-on-Sea, the property falls within the catchment area for Chalkwell Hall Infant School, Chalkwell Hall Junior School, and Chase High School, whilst also being within easy reach of highly regarded grammar schools. Chalkwell Park and Chalkwell Beach are nearby, along with local amenities including theatres, London Road, bus links, and Chalkwell Train Station, making this an excellent location for families and commuters alike.

Four Bedroom Terraced House



Entrance Hall

14'10 x 5'9 (4.52m x 1.75m)

Lounge

15'3 x 12'1 (4.65m x 3.68m)

Dining Room

12'9 x 9'6 (3.89m x 2.90m)

Kitchen/Breakfast Room

20'1 x 8'4 (6.12m x 2.54m)

Landing

17'7 x 6'2 (5.36m x 1.88m)

Bedroom One

15'3 x 8'9 (4.65m x 2.67m)

Bedroom Two

12'9 x 9'7 (3.89m x 2.92m)

Bedroom Three

9'2 x 8'5 (2.79m x 2.57m)

Bedroom Four

7'7 x 7'5 (2.31m x 2.26m)

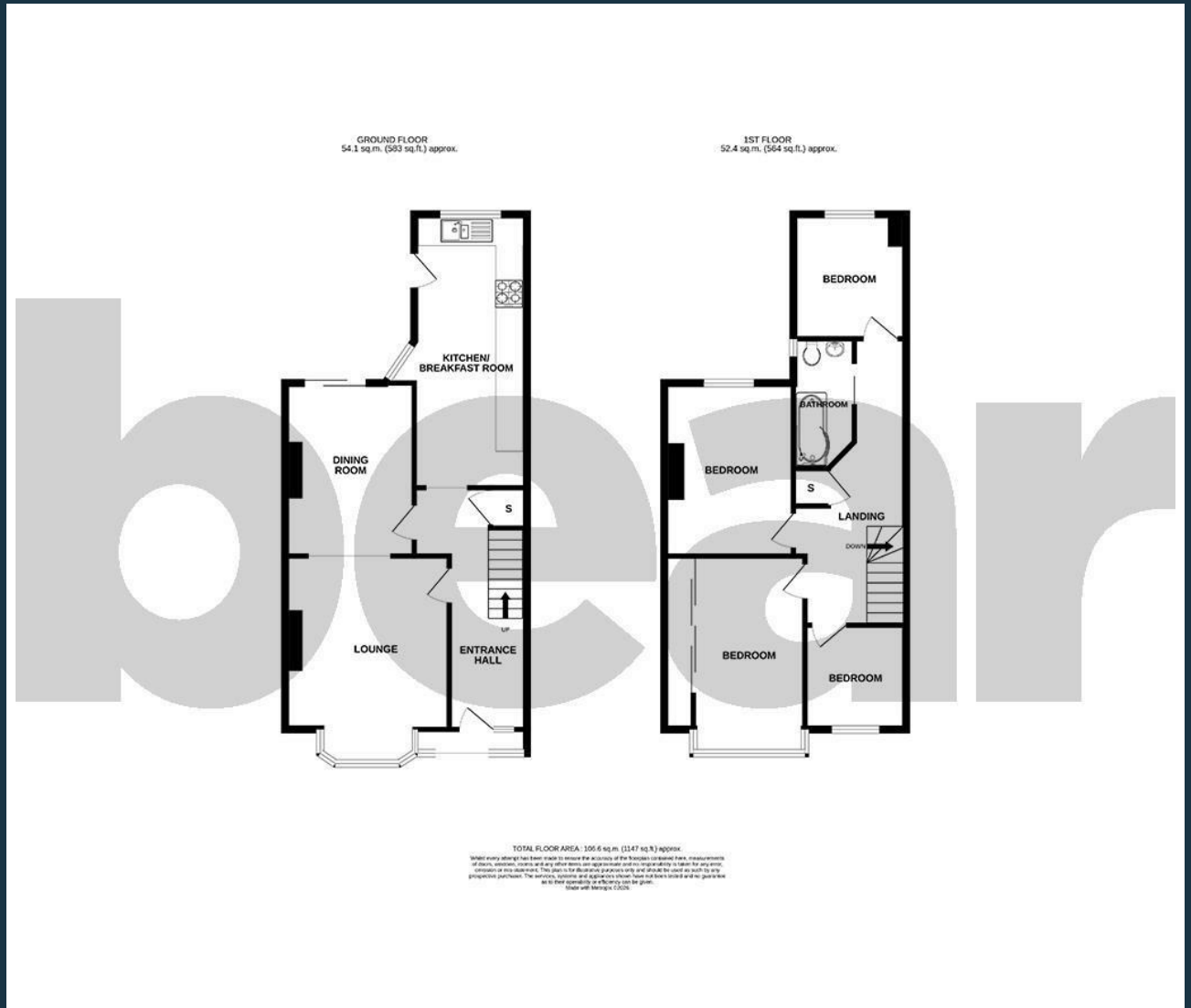
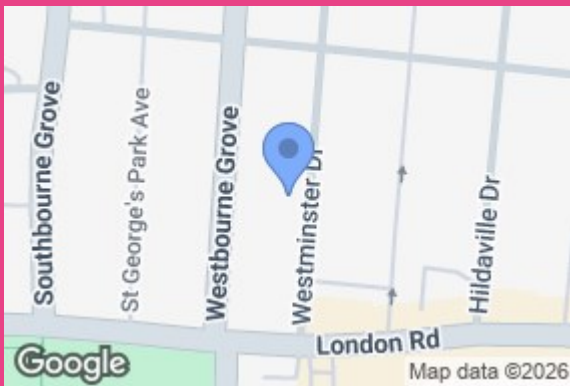
Three Piece Bathroom

9'7 x 4'6 (2.92m x 1.37m)

Storage

West Facing Garden





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	

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