



Westborough Road, Westcliff on Sea

£400,000 *Freehold*

3  1  1 

Guide price £400,000 - £425,000

Welcome to this modern terraced 3-bedroom house located in Westcliff. This property is bright, spacious, and well-maintained, offering a comfortable and contemporary living space.

KEY FEATURES

- Modern Terrace House
- Spacious Lounge
- Large Kitchen/Diner
- Ground Floor WC
- Modern Bathroom
- Three Bedrooms



Leigh On Sea

01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...



The ground floor comprises a stylish open-plan kitchen and dining area, leading to a private garden and patio, perfect for outdoor entertaining. Upstairs, you will find three generously sized bedrooms, ideal for a growing family or those needing extra space for a home office.

The property also benefits from off-street parking for two cars, providing convenience for residents with vehicles. Situated in a popular location, this home offers easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing.

There is a South facing garden commencing of a patio area with the rest lawn area and a shed to the rear and gate giving rear access via shared path.





ROOM DESCRIPTIONS

Entrance door to hallway with stairs to first floor and door to: -

Lounge: - 16'2 x 13'5. Bay window to front and radiator. Opening to: - Inner Hall with storage cupboard.

Cloakroom/wc: - Low level wc, wash hand basin set in a vanity unit below, radiator.

Kitchen/Diner: -16'9 x 16'. Patio doors to rear and window to rear. A modern fitted kitchen with a range of working surfaces with base units below and matching eye level units above. Space for kitchen appliances. Oven and hob with extractor hood above. Sink unit. Smooth plastered ceiling with inset lighting. Radiator.

First Floor Landing: - Doors to all rooms and storage cupboard.

Bedroom: - 13'0 into bay x 9'6. Bay window to front and radiator.

Bedroom: -13' x 9'6. Window to rear and radiator.

Bedroom: -11'5 x 7'1. Window to rear and radiator.

Bathroom: -7'6 x 7'6. Obscure window to front. Modern white suite comprising of bath with mixer taps and shower attachment, shower screen. Low level wc and a floating wash hand basin with vanity unit below.

Exterior: -

To the front is a driveway with parking for two cars.

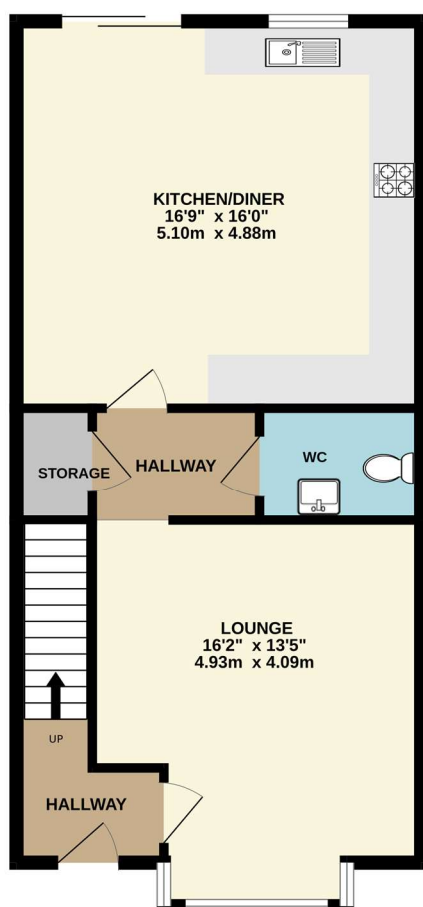
MATERIAL INFO

Tenure: Freehold

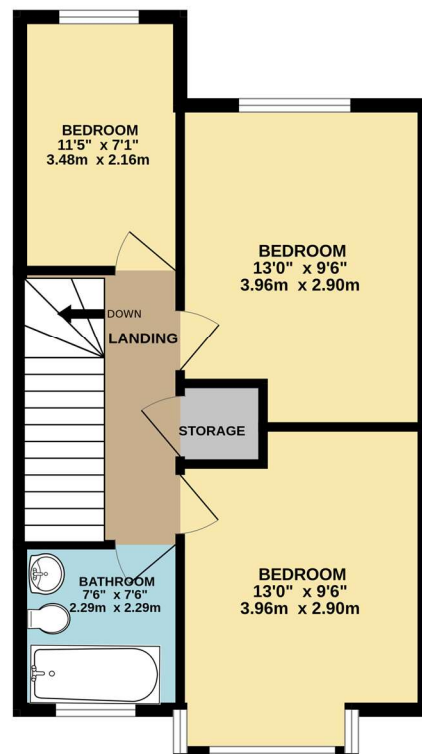
Council Tax Band: D

EPC rating: B

GROUND FLOOR



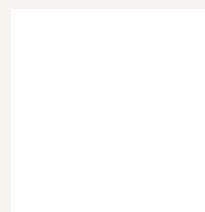
1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LOS250199>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Leigh On Sea

01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.