



Ayers Cruiks
COMMERCIAL

For Sale

3,104.28 sq ft

The Rectory, Burdett
Avenue, Westcliff-On-
Sea, SS0 7JW

Three-storey residential
property with 7
bedrooms

- Seven large bedrooms/
rooms
- Large rear garden
- Offers in excess of
£450,000
- Development opportunity
(STP)

01702 343060

www.ayerscruiks.co.uk



The Rectory, Burdett
Avenue, Westcliff-On-Sea,
SS0 7JW

Summary

Offers in excess of £450,000
EPC: E(46)

Contact & Viewings

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Essex
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Description

A substantial three-storey period property with a garden, comprising of 7 large rooms plus a lounge, kitchen and shower rooms/ WCs. The property would suit redevelopment or other uses STP.

Ground Floor:

Bedroom 1 - 4.39m x 4.26m
Bedroom 2 - 5.44m x 4.27m
Bedroom 3 - 4.8m x 4.27m
Lounge - 4.27m x 4.27m
Kitchen - 2.68m x 3.36m
Laundry room - 2.71m x 1.86m
Storage room - 1.62m x 1.54m
Bathroom - 1.81m x 1.75m

First Floor:

Bedroom 4 - 4.38m x 4.27
Bedroom 5 - 2.35m x 4.2m leading into another room of size 5.48m x 4.27m
Bedroom 6 - 4.79m x 4.23m

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Bedroom 7 - 2.77m x 5.98m
WC - 1.19m x 1.82m
Shower room - 2.15m x 1.76m
Bathroom - 1.19m x 1.76m

Second Floor:

Room 1 - 3.38m x 6.69m
Room 2 - 6.92m x 2.35m
Room 3 - 4.54m x 1.29m

Location

This property is well positioned in a convenient and established residential area, offering easy access to a range of local amenities such as shops, supermarkets and schools. The area is well served by public transport links, with regular bus routes and nearby train stations offering easy access to the town centre and surrounding areas.

Accommodation

Floor	SQFT	SQM
Ground	1,305.59	121.29
1 st	1,305.59	121.29
2 nd	493.5	45.85
Total	3,104.48	288.41

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

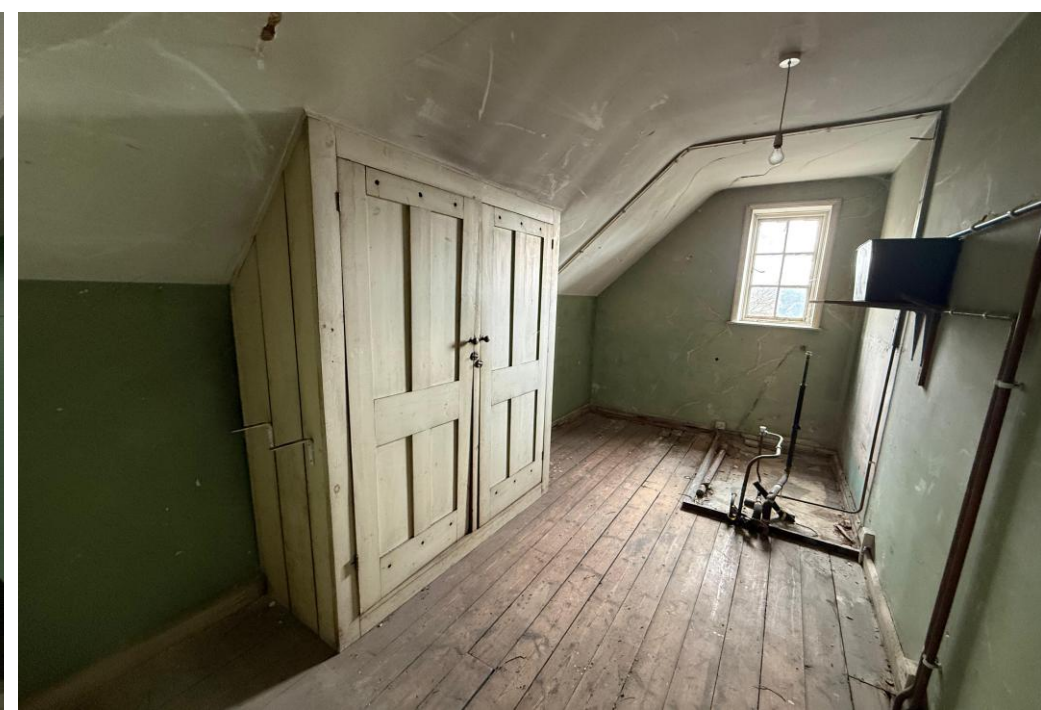
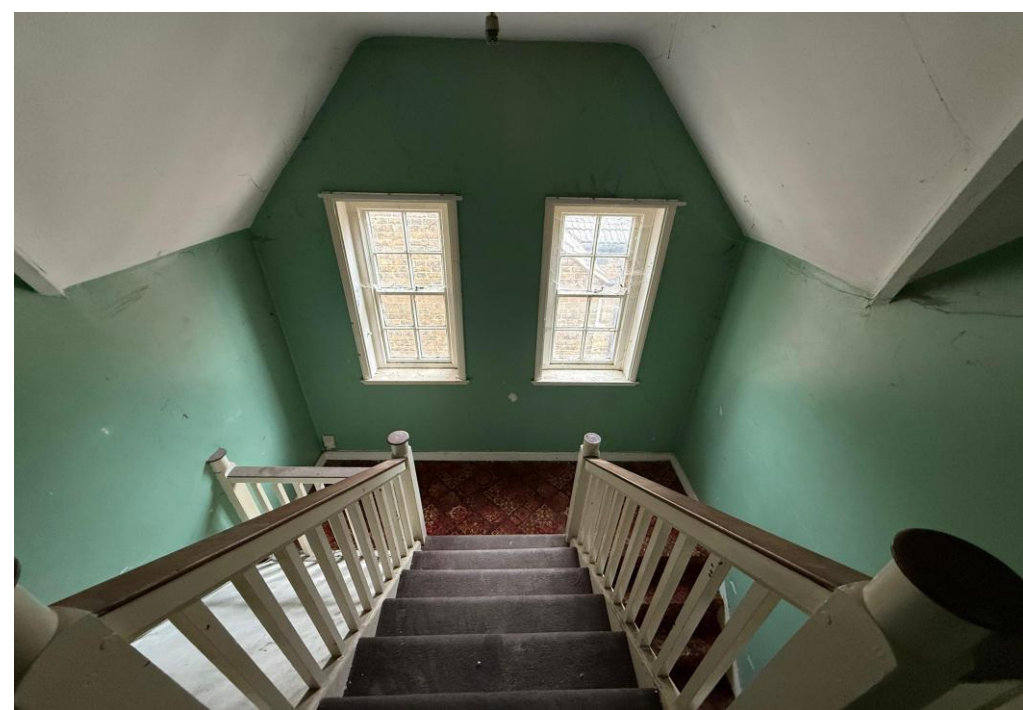
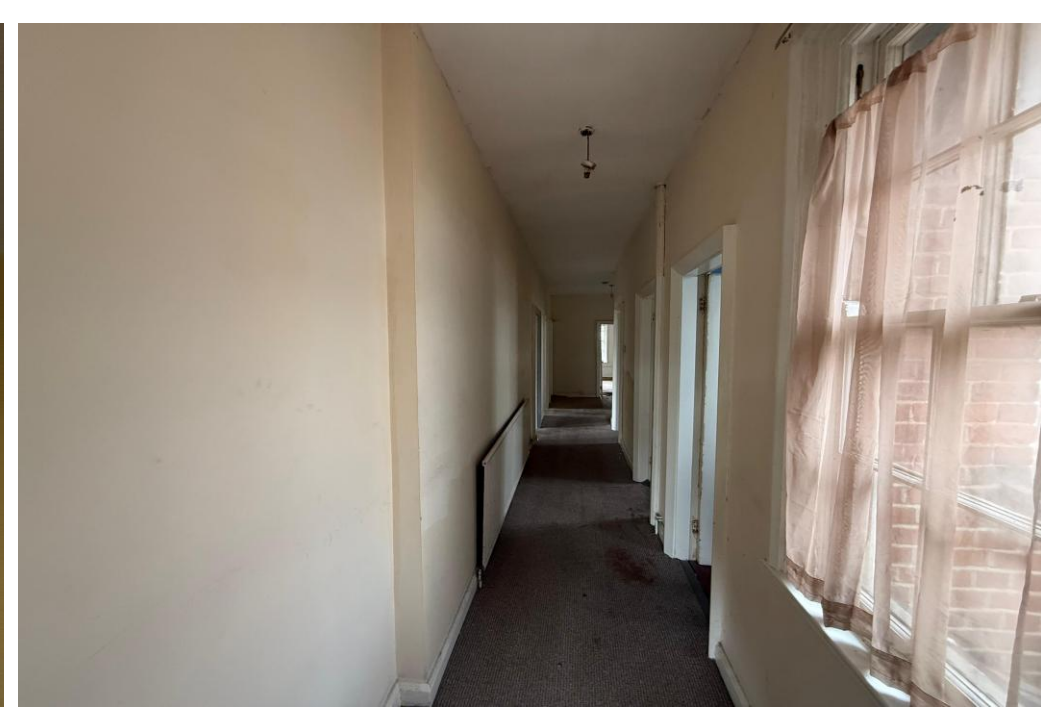


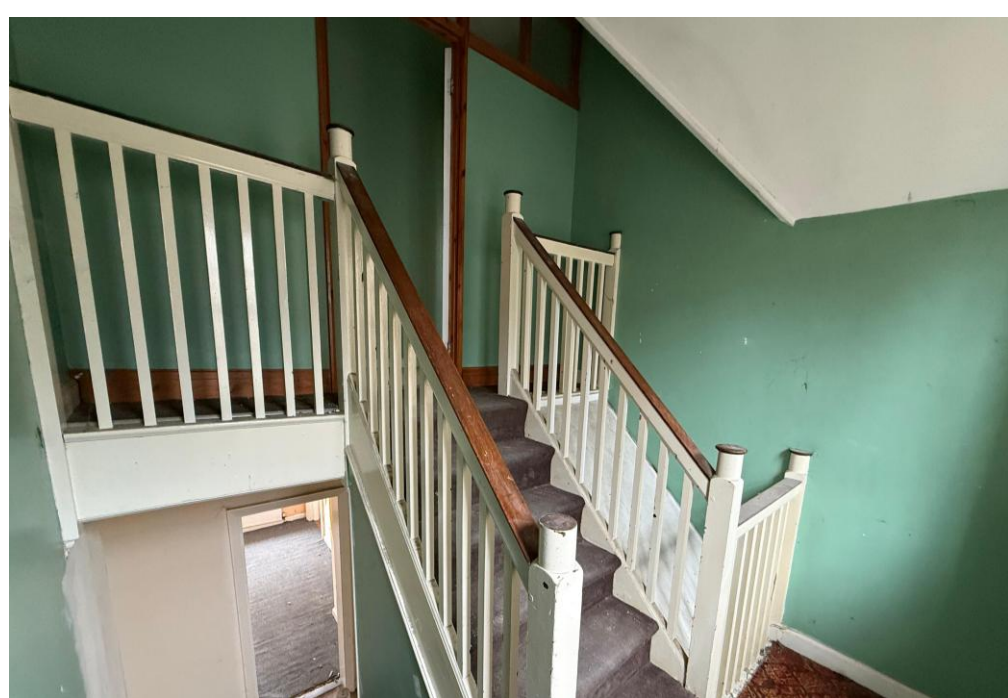
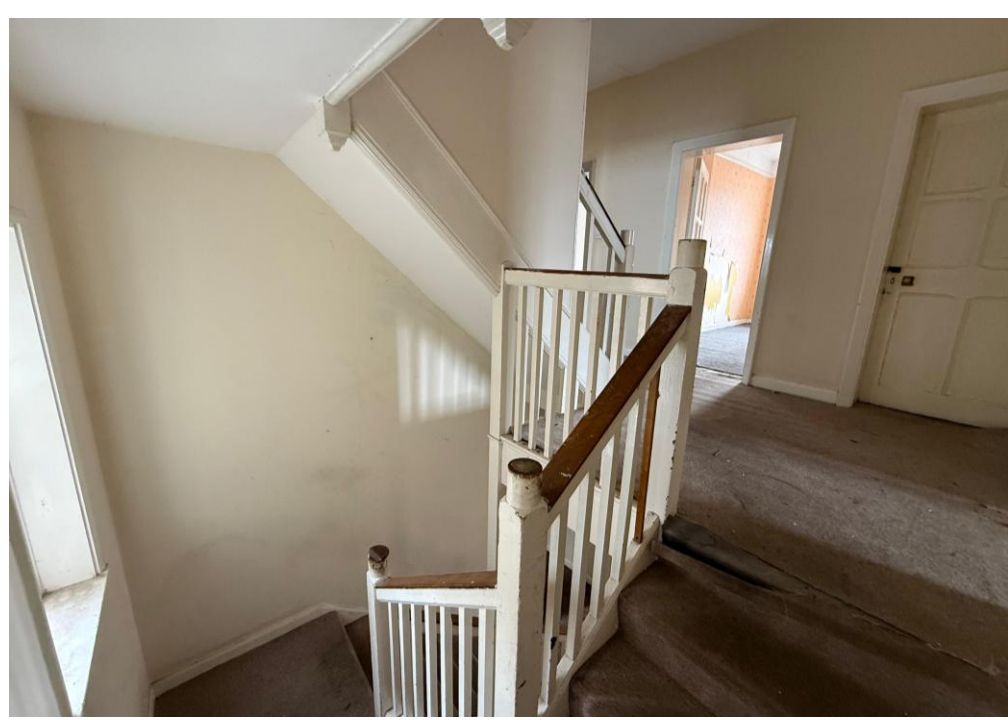
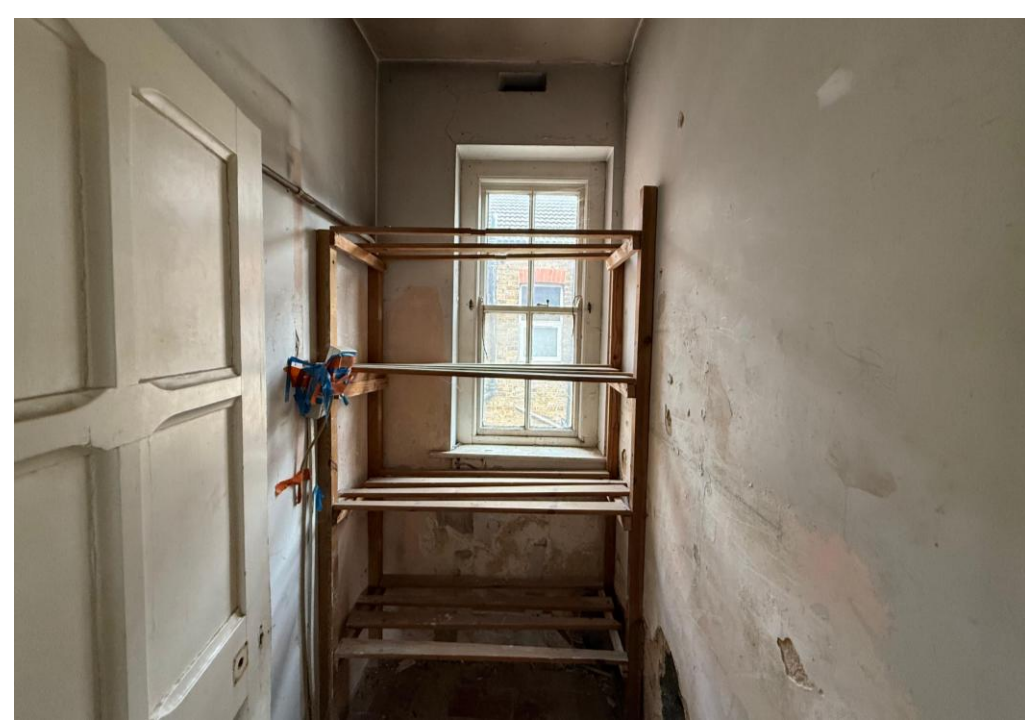






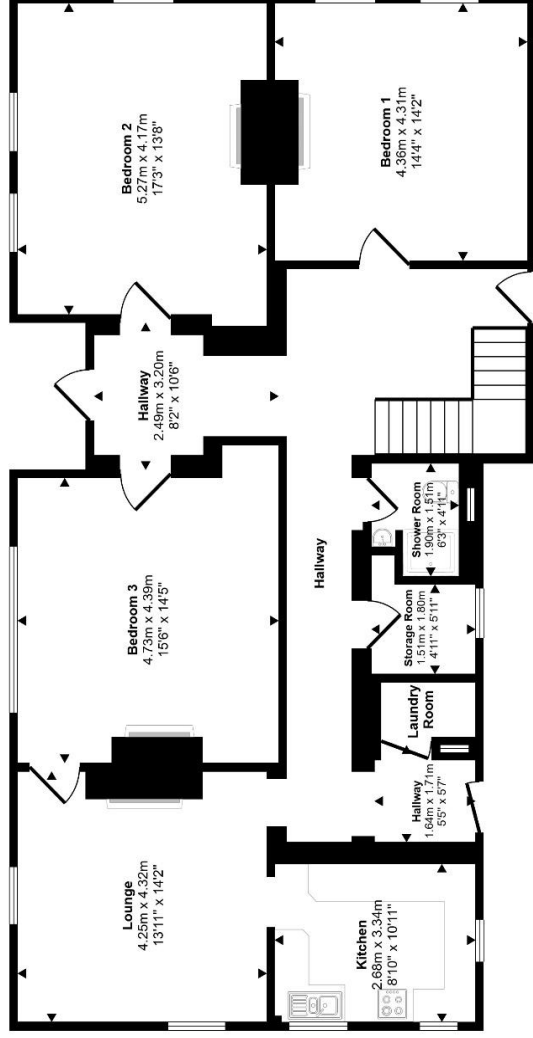








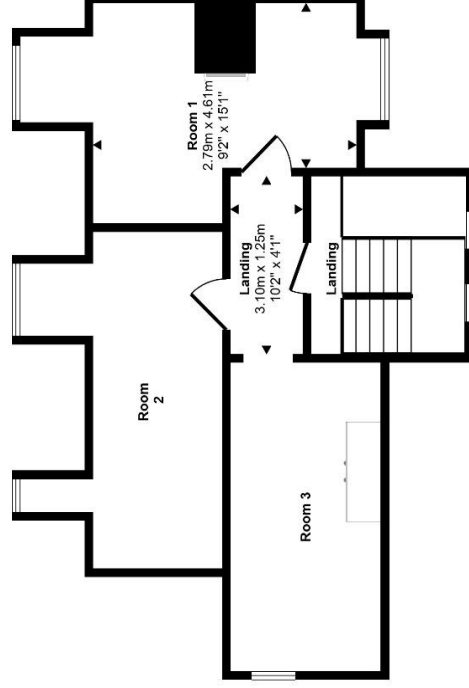
Approx Gross Internal Area
324 sq m / 3488 sq ft



Ground Floor
Approx 138 sq m / 1483 sq ft



First Floor
Approx 125 sq m / 1350 sq ft



Second Floor
Approx 61 sq m / 654 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.