



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

Price on Application

VAT: To be confirmed

Legal fees: Each party to bear their own costs.

Contact & Viewings

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SS2 6HZ

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64/66 Springfield Road,
Chelmsford,
Essex
CM2 6JY

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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

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.

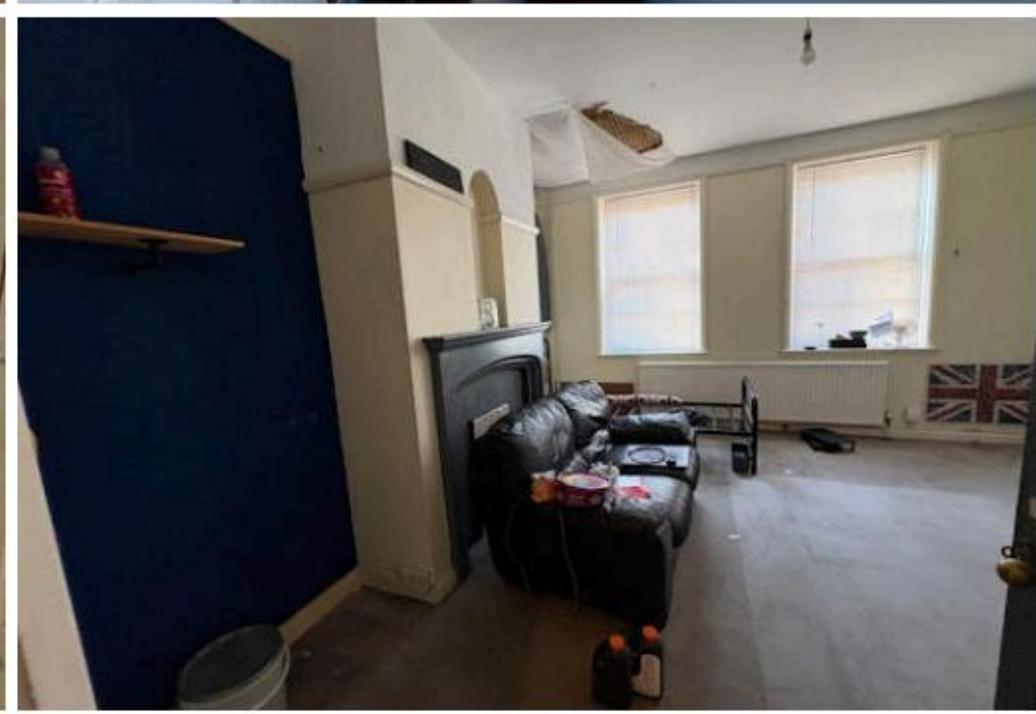
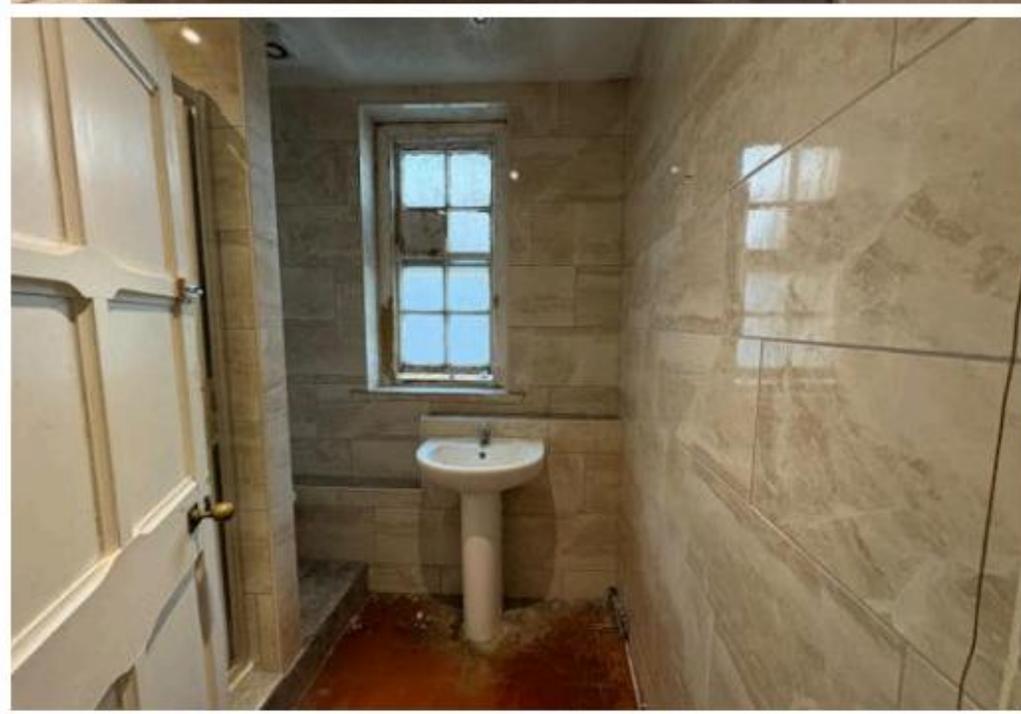
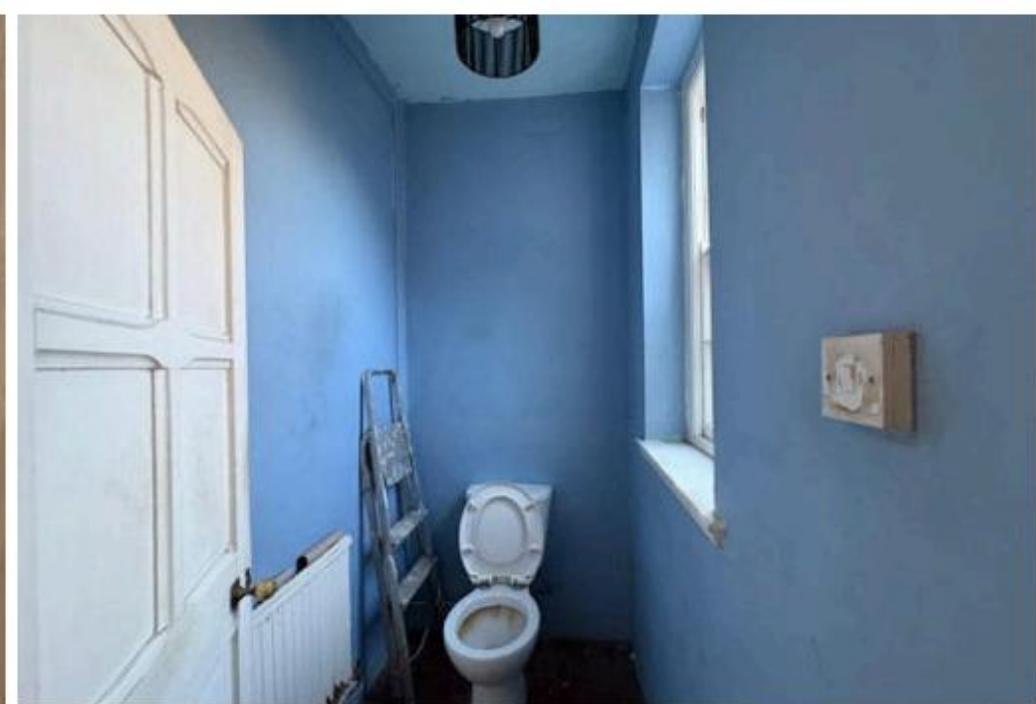
Accommodation

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

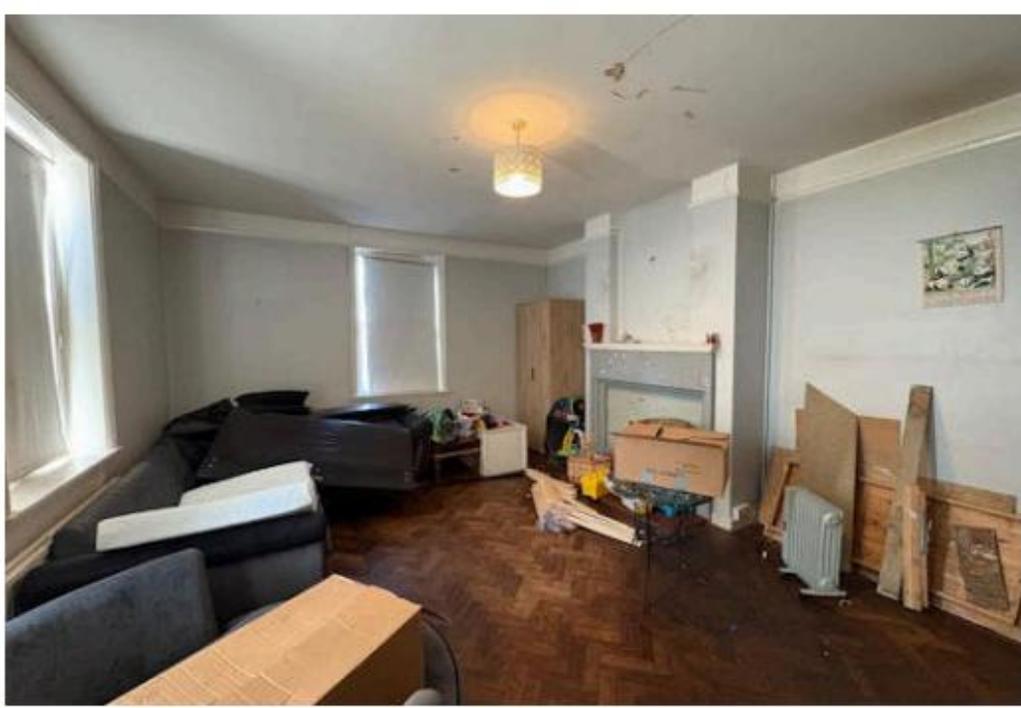
Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Jan 2026.

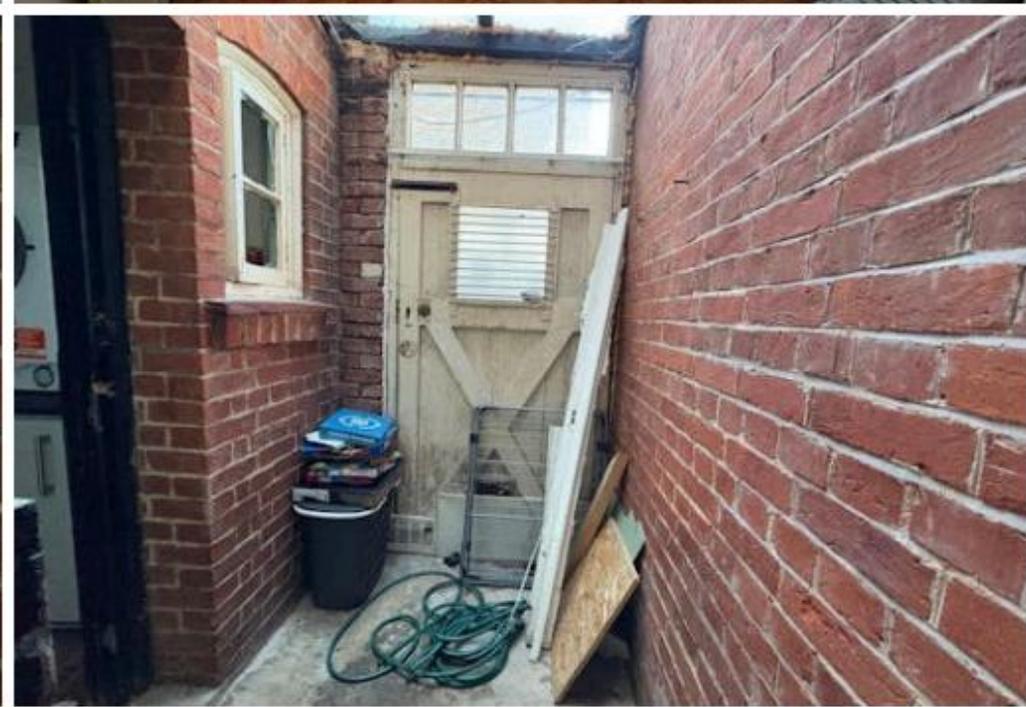
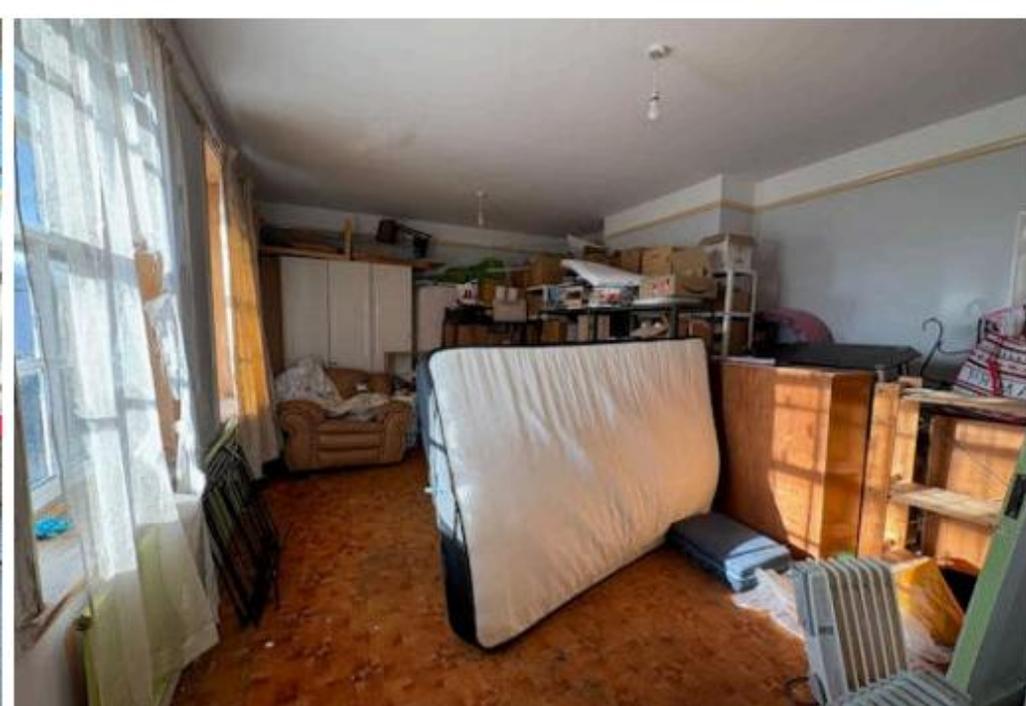
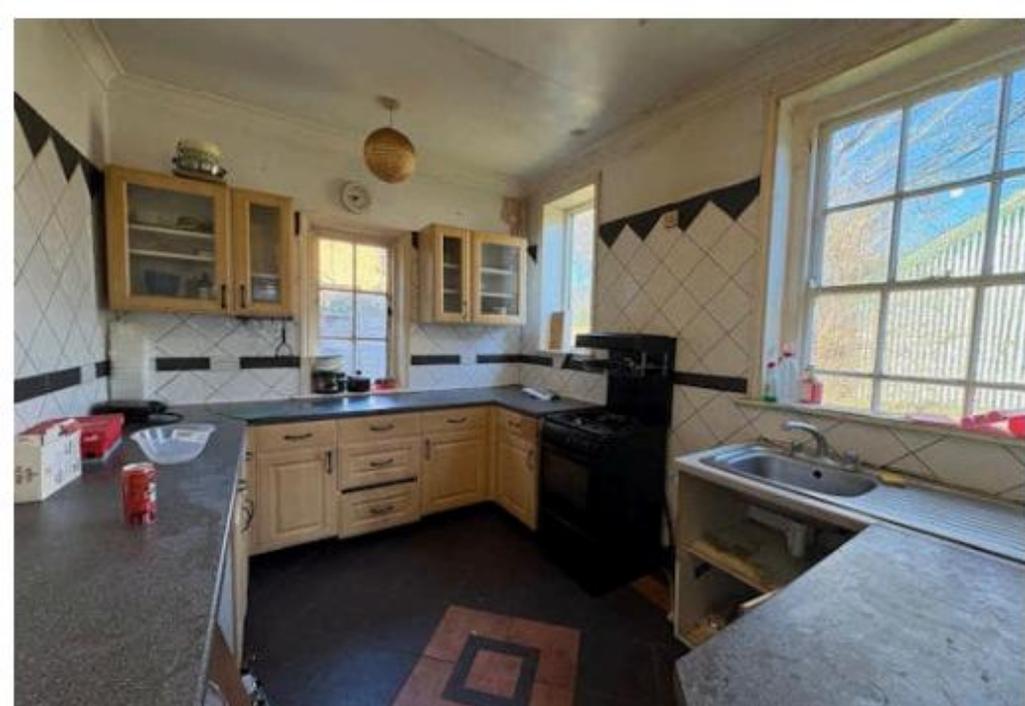


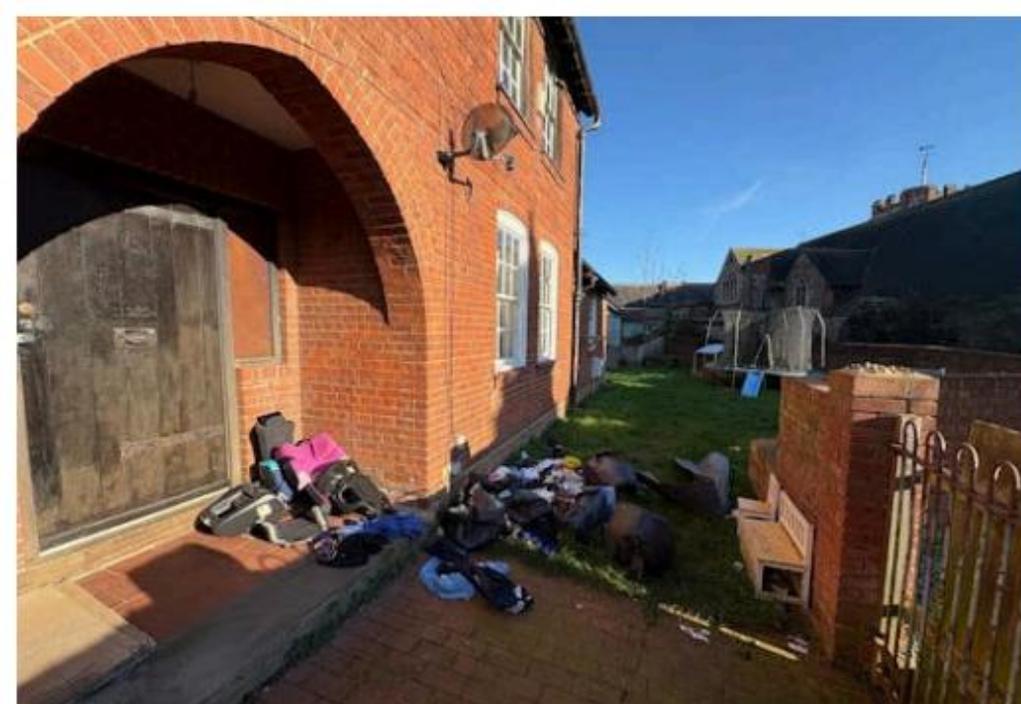




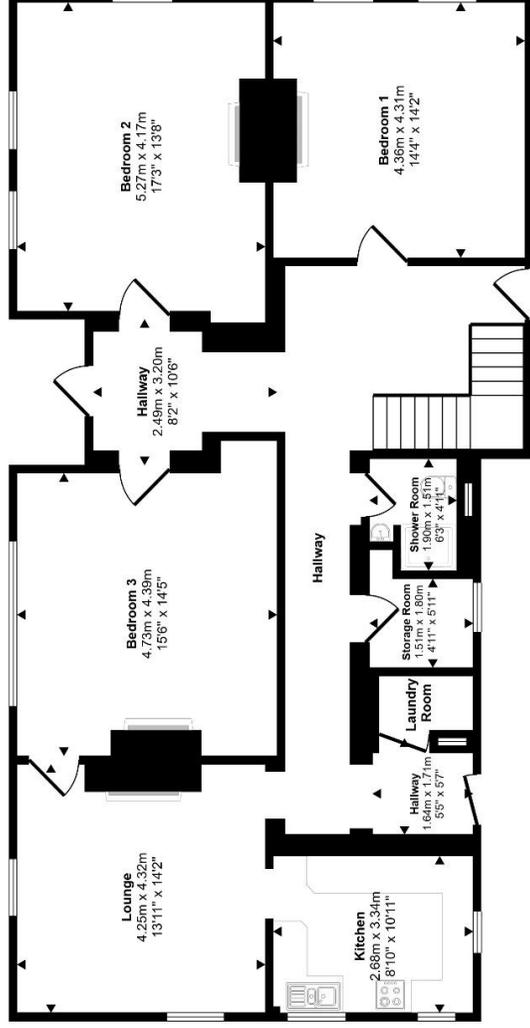








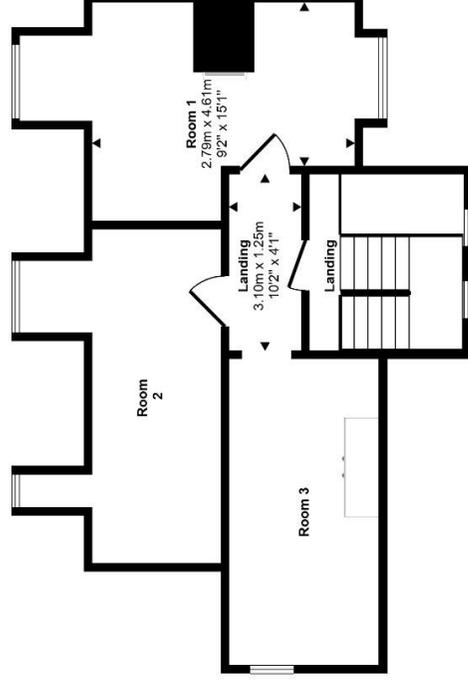
Approx Gross Internal Area
324 sq m / 3488 sq ft



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.