



**Crowstone Road, Westcliff-On-Sea
EssexSS0 8LH**

POA

appointmoor



Crowstone Road, Westcliff-On-Sea Essex SS0 8LH

POA | Freehold

- 4 Bedroom Semi Detached House
 - Period Features & Original Character
 - Large Corner Plot
 - Potential to Expand/Refurbish
 - Garage & Parking to Rear Aspect
 - 2 Large Reception Rooms
 - Estuary Views from First Floor
 - Large Rear Garden
 - Large Kitchen/Breakfast Room
 - Internal Viewing Recommended
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4 bedroom semi detached family house for sale with oodles of original charm, character & style. To the ground floor there are 2 independent reception rooms, a large kitchen breakfast room, separate WC and large entrance hallway. There are 4 first floor bedrooms, two balconies and family bathroom. The property benefits from original fireplaces, exposed floorboards, potential to extend into the loft space and to the side aspect. Large garage to rear of garden and parking also. Established rear garden is mature and enjoys a brick wall surround to the front garden with further mature landscaping. An internal viewing is recommended to fully appreciate the property and all that is on offer.

GUIDE PRICE £600,000 - £650,000



Entrance

Covered porch with light, quarry tiled floor.

Hallway

14'0" x 9'10" (4.27 x 3)

Solid wood Parquet flooring, coving cornice, radiator, front aspect window. Stairs rising to first floor with under stairs cupboard.

Lounge

16'0" x 14'9" (4.88 x 4.52)

Bay window with stained glass fanlights to front and side aspects, coving cornice, panelled ceiling, two radiators. Wall lights, feature stone fireplace with mantle, gas fire and built in display unit.

Dining Room

18'2" x 11'1" (5.56 x 3.4)

Pane glass door to rear aspect with windows either side leading on to west facing rear garden. Coving cornice, panelled ceiling, radiator and wall lights. Built in cupboards with shelving above.

Kitchen/Breakfast Room

22'4" x 12'0" (6.81 x 3.66)

Window to side aspect, further glass pane door with side window leading on to rear garden. Wood effect work surfaces with complimentary wall and base units. Stainless steel sink and drainer with mixer tap, plumbing for washing machine and dishwasher. Two radiators.



Utility

Opaque window to rear aspect, floor standing boiler (gas). Door to downstairs WC.

Downstairs WC

Opaque side aspect window, close coupled WC, wash hand basin, tiled walls and floor.

First Floor Landing

Access to loft space, radiator. Doors to:

Bedroom One

18'0" x 15'5" (5.5 x 4.7)

Bay window to front aspect, side window with opaque stained glass fan lights. Views towards sea from windows. Coving cornice, radiator, built in wardrobes and vanity unit. Further vanity unit and wash hand basin.

Bedroom Two

15'8" x 10'11" (4.78 x 3.35)

Half glazed door and window leading on to rear balcony over the garden with sea views. Coving cornice, picture rail, radiator. Built in wardrobes, vanity unit and wash hand basin.

Bedroom Three

9'10" x 9'1" (3.00 x 2.79)

Half glazed door to front aspect balcony with sea views. Window with stained glass fanlight, radiator.



Bedroom Four

9'1" x 8'2" (2.77 x 2.49)

Rear aspect window, picture rail, radiator.

Bathroom

9'8" x 6'0" (2.97 x 1.85)

Opaque side aspect windows, tiled walls, radiator. Panel bath with mixer tap, tiled and glazed shower cubicle, close coupled WC, bidet and vanity wash hand basin with mixer tap and cupboard below.

External

Front Garden

Corner property with lawn and shrubs to front leading around the side of the building to the west facing rear garden.

Rear Garden

85' (25.91m)

Paved patio area, lawn and shrubs. Greenhouse, outside lights and outside tap. Double gates on Galton Road giving access to a detached garage.

Detached Garage

18'0" x 13'1" (5.51 x 4.01)

Up & over door, window to rear garden.



Ground Floor
Approximate Floor Area
789.53 sq. ft
(73.35 sq. m)

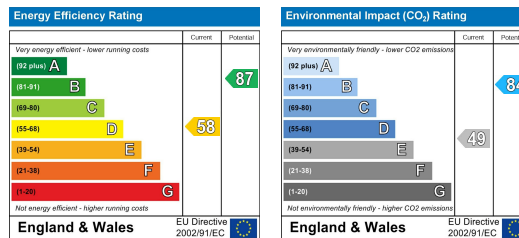
First Floor
Approximate Floor Area
725.16 sq. ft
(67.37 sq. m)

Total Approximate Floor Area
1514.69 sq. ft
(140.72 sq. m)

DRAFT PARTICULARS AWAITING APPROVAL

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY



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