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Crowstone Road, Westcliff-On-Sea £1,000,000

GUIDE PRICE £1,000,000 to £1,100,000. Aspire Estate Agents are delighted to present this spacious detached character house, offering substantial accommodation over three storeys, complemented by a generous 150ft west-facing rear garden, making for an impressive family home just a short stroll from Westcliff station and within easy reach of the popular Westcliff and Southend High Schools.

This marvellous property features five well-proportioned bedrooms, including a fitted master bedroom with modern en-suite facilities, and a versatile double room on the top floor with a balcony overlooking the surrounding rooftops to the Thames estuary in the distance. The heart of this grand residence is the well-equipped, refitted kitchen/dining room, which opens onto an extended 39ft 'L'-shaped multi-purpose living room, creating a fabulous entertaining space with bi-fold doors leading to the garden patio. A further front reception room with a fireplace offers a flexible space, ideal for a cosy evening. The home also features a traditionally fitted family bathroom with a roll-top bath, a convenient ground floor cloakroom, and a laundry room.

Outside, the glorious rear garden includes a patio area adjacent to the house, extensive lawns, and a vegetable garden at the rear. The large front driveway provides off-street parking for multiple cars and gives access to the garage, which has integral access to the home.

This stunning freehold home truly must be viewed to fully appreciate the vast amount of indoor and outdoor space on offer. Further benefits include bright and well-presented accommodation, period high ceilings, and large bay windows, along with a spacious and welcoming reception hall and a large porch. The property is conveniently located for local amenities and is within walking distance of Westcliff's seafront and beach with its popular 'arches' cafes, as well as the much-loved Chalkwell Park. It also offers easy access to the Leigh-on-Sea Broadway and the bustling Sou

Property Description

Entrance : -

3.73m x 3.53m

12'3" x 11'7"

Composite front door into entrance porch with large glazed picture window to front aspect and further glazed door into the property. Spacious reception hallway with vinyl flooring, two radiators, coving, stairs to the first floor, door to the garage, and doors to the reception room, kitchen, and lounge.

Reception Room

5.6m (into bay) x 3.86m -

18'4" (into bay) x 12'8"

Glazed double doors into the reception room with wooden flooring, double glazed bay window to the front and additional window to the side aspect, coving, ceiling rose, and radiator. Feature brick fireplace.

Kitchen Diner

7.42m x 3.9m

24'4" x 12'10" < 14'7"

Contemporary fitted kitchen with double glazed window to the side, vinyl flooring, inset spotlights, and decorative hanging light fixtures. The kitchen features a range of wall and base units with under-cabinet lighting, straight edge work surface, double sink with mixer tap, and boiling water tap. Integrated appliances include a Neff double eye-level oven, hob with inset extractor, dishwasher, and waste disposal unit, with space for an American-style fridge freezer. Opens through to the dining area with radiator, double glazed window to the side aspect, and brick-built breakfast bar. Opens to the lounge with door to the lobby area to the side.

Utility & Cloakroom

1.96m x 1.9m

6'5" x 6'3"

Door into lobby area with radiator and double glazed side door leading to the rear garden. Door to utility room with tiled flooring, double glazed window to the side, and space for washing machine and tumble dryer. Door to two-piece cloakroom comprising WC and wash hand basin with radiator and double glazed window to the rear.

Lounge Diner

11.89m x 3.86m

39' x 12'8" < 24'5"

Impressive lounge to the rear aspect with dining area and two sets of double glazed bi-fold doors opening out to the west-facing rear garden. Three double glazed windows to the side aspect, fitted carpet, three

radiators, three ceiling roses, and inset brick fireplace.

First Floor

Stairs to first floor landing with fitted carpet, window to side aspect, coving, and radiator. Doors to all rooms.

Bedroom 1

6.22m x 4.22m

20'5" x 13'10"

Principal bedroom to the rear aspect with west-facing double glazed window, fitted carpet, extensive fitted storage with inset lighting, coving, ceiling rose, and radiator. Double doors opening to en-suite.

En-Suite

Three-piece white suite comprising WC, vanity wash hand basin, and walk-in shower with glazed screen. Tiled walls and floor, double glazed window to rear aspect, inset spotlights, and tall towel rail radiator.

Bedroom 2

5.66m (into bay) x 3.86m -

18'7" (into bay) x 12'8"

Bedroom to front aspect with fitted carpet, double glazed bay window and additional window to the side, two radiators, coving, and fitted cupboard.

Bedroom 3

3.96m x 3.73m

13' x 12'3"

Bedroom to front aspect with fitted carpet, double glazed window and additional window to the side, radiator, coving, and fitted cupboard.

Bedroom 4

3.56m x 2.64m

11'8" x 8'8"

Bedroom to rear aspect with double glazed windows to the side and rear, radiator, inset spotlights, and fitted storage.

Bathroom

2.87m x 2.77m

9'5" x 9'1"

Three-piece white suite comprising freestanding bath with telephone-style shower attachment, WC, and pedestal wash hand basin. Part tiled, double glazed window, heated towel rail, vinyl floor, fitted cupboard, and inset spotlighting.

Second Floor

Stairs to second floor with fitted carpet and window to the side aspect.

Bedroom 5 & Roof Terrace

5.56m (max) x 4.57m - 18'3" (max) x 15'

Top floor bedroom with fitted carpet, radiator, spotlights, double glazed window, and vanity wash hand basin. Doors to large boarded eaves storage with light. Double glazed door leading out to a west-facing roof terrace.

Rear Garden - 45.72m approx (150' approx)

Superb 150' west-facing rear garden with gated side access to the front. Commences with a paved patio area leading to lawn, mature shrubbery, fruit trees, vegetable plot to the rear, garden shed, and greenhouse.

Garage & Parking

5.03m x 2.64m

16'6" x 8'8"

Paved frontage for off-street parking for several vehicles. Garage to the side aspect with internal door to hallway, power, lighting, radiator, and door to rear garden.



61 Crowstone Road, Westcliff On Sea

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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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