



# FOR SALE

**Crosby Road,  
Westcliff-On-Sea SS0 8LF**

**£900,000 Freehold Council Tax Band - F**

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Spacious Interior Throughout
- South Facing Balcony
- Well-Kept Rear Garden
- Off Street Parking to Front
- Convenient for Rail Station
- Short Walk to Seafront
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Detached character house located on the sought-after Crosby Road, convenient for rail stations and amenities, and a short walk from the seafront. Currently presented as a four bedroom property with the potential to convert back to a natural five bedroom, and the possibility to extend and improve STPP. The ground floor commences with a large

welcoming porch into the entrance hallway with cloakroom, lounge open through to dining room, kitchen and rear sitting room leading out to the well-kept rear garden. The first floor offers four good size bedrooms with south facing balcony to the front aspect, family bathroom and separate WC. Externally there is a paved frontage for off street parking and attractive garden to rear. Offered with no onward chain, viewing is advised.

### Entrance Porch & Hall

Steps up to the entrance porch with double glazed sliding door, tiled floor, window to lounge and entrance doors to the lounge and hall. The welcoming entrance hall has a double glazed window to the front aspect, fitted carpet with the original parquet flooring beneath extending to the dining room, radiator, dado rail and doors to all rooms. Stairs to first floor landing.

### Lounge

Lounge to the front aspect with double glazed window to the side aspect, window and door to the front porch, wooden floor and radiator. Open through to the dining room although this could be converted back to two separate reception rooms.

### Dining Room

Open from the lounge the dining room has a continuation of the wooden floor, radiator and double glazed sliding doors leading out to the rear garden.

### Kitchen

Fitted kitchen with a range of wall and base units, part tiled walls and stainless steel sink and drainer with mixer tap. Integrated fridge freezer, oven with hob and space for washing machine. Double glazed window to side aspect, vinyl floor, coving and spotlights.

### Sitting Room

Breakfast/sitting room to the rear aspect with dual aspect double glazed windows and door to the rear garden. Fitted carpet, fitted storage cupboards and radiator.

### Cloakroom

Two piece cloakroom comprising WC and wash hand basin with tiled floor and double glazed window to side aspect. Door to under stair storage cupboard.

### First Floor

Stairs to first floor landing with fitted carpet and double glazed window to side aspect. The landing has an airing cupboard housing water cylinder, separate storage cupboard, loft hatch, dado rail and doors to all rooms.

### Bedroom 1

Principle bedroom to the front aspect with the potential to convert to two bedrooms. Fitted carpet, double glazed window to side aspect and sliding double glazed doors out to west facing balcony.

### Balcony

Covered south facing balcony with tiled floor and wooden & glazed balustrade.

### Bedroom 2

Bedroom to the rear aspect with double glazed window, fitted carpet, radiator and fitted wardrobes.

### Bedroom 3

Bedroom to the rear aspect with double glazed window, fitted carpet, radiator and wash hand basin.

### Bedroom 4

Bedroom to the front aspect with double glazed window, fitted carpet, radiator and fitted wardrobes. Double glazed door to balcony.

### Bathroom & WC

Two piece bathroom comprising bath and vanity wash hand basin. Tiled walls, double glazed window to side aspect and radiator. Separate WC with double glazed window to side aspect.

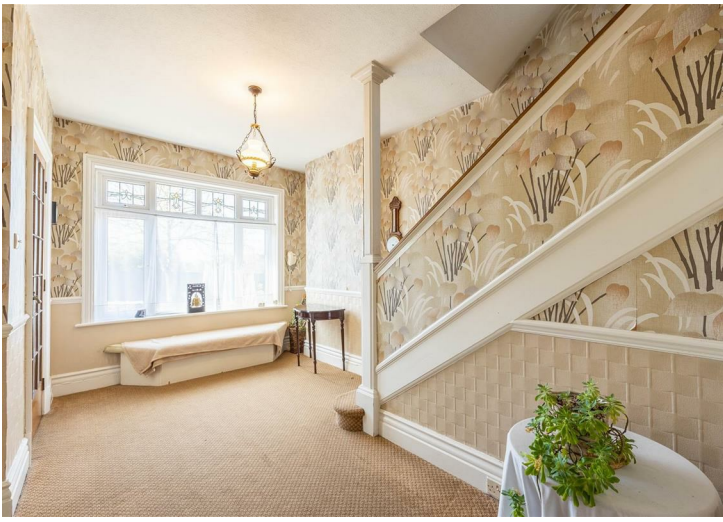
### Rear Garden

Attractive and well-maintained rear garden commencing with a paved patio area and steps leading to the lawn. Mature shrubbery and trees, timber fencing and garden shed. Side access to front.

### Parking

Paved frontage for off street parking.

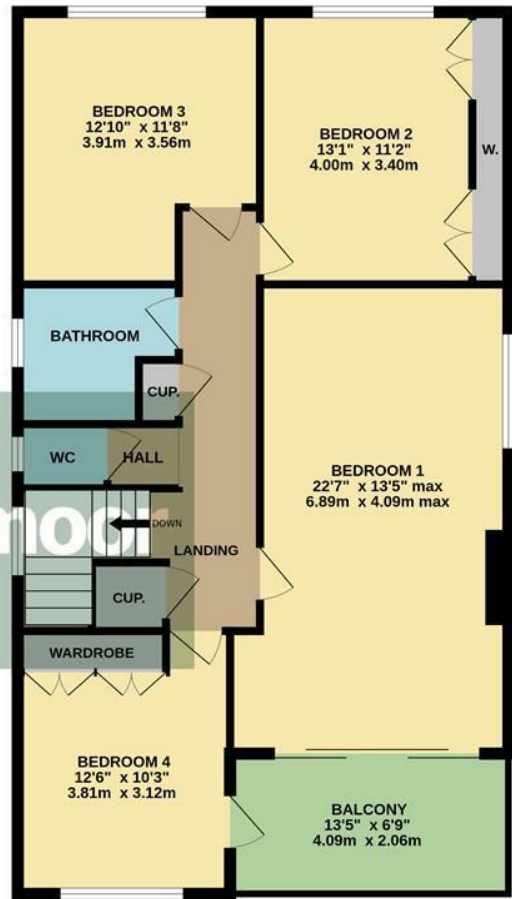
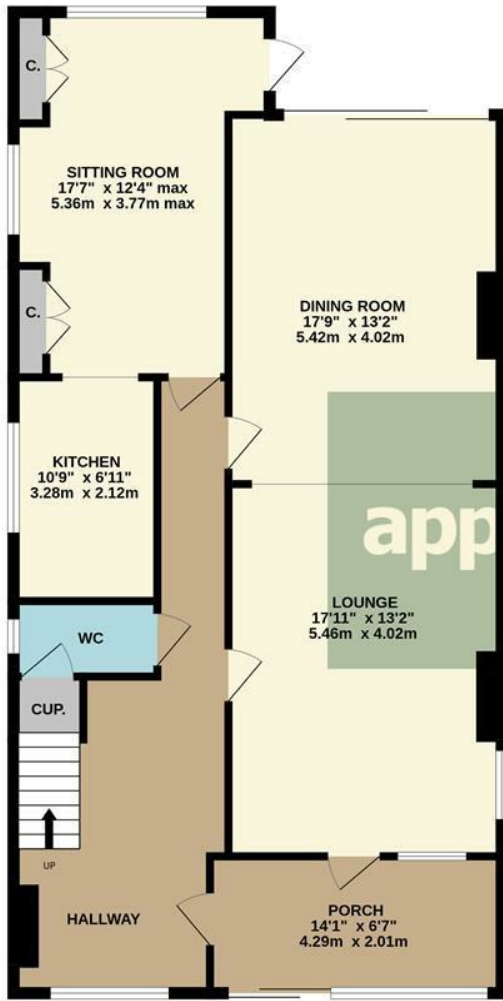






GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.

1ST FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1956 sq.ft. (181.8 sq.m.) approx.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>33</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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