



# FOR SALE

## Crowstone Road, Westcliff-On-Sea SS0 8BA

Guide Price £450,000 Share of Freehold Council Tax Band - C

- First & Second Floor Maisonette
- Character Period Property
- Newly Refurbished Throughout
- Four Double Bedrooms
- Spacious Lounge & Separate Kitchen Diner
- Bathroom, WC & Shower Room
- Two West Facing Balconies
- Direct Access to Private Rear Garden
- Off Street Parking to Front
- Share of Freehold

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

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## Description

**\*\* Guide £450,000 - £475,000 \*\*** Newly refurbished first and second floor four bedroom maisonette apartment in a beautiful character period building. This attractive property has bright, spacious rooms with high ceilings throughout and has been extensively refurbished including new carpets, kitchen and bathrooms. The first floor has a large lounge,

separate kitchen diner with stairs down to garden, two bedrooms, bathroom and WC with a further two bedrooms and shower room to the top floor. Both front facing bedrooms have French doors out to private west facing balconies. Externally there is off street parking to the front aspect and a private garden to the rear. Offered with a share of the freehold, viewing is highly advised.

### Entrance

Communal entrance with further front door and stairs up to accommodation. Spacious first floor landing with fitted carpet, two radiators, cupboard and doors to all rooms. Further stairs up to second floor.

### Lounge

Large lounge to the front aspect with fitted carpet, two radiators and double glazed bay window.

### Kitchen Diner

Spacious kitchen diner with tiled floor, radiator, inset spotlights, double glazed window and door to rear accessing stairs down to the rear garden. The newly fitted kitchen has a range of wall and base units with straight edge work surface and inset sink with mixer tap. Integrated oven with gas hob and extractor hood and space for all appliances. Fitted cupboard housing wall mounted boiler.

### Bedroom

Bedroom to the front aspect with fitted carpet, radiator and double glazed French doors out to a west facing balcony.

### Bedroom

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

### Bathroom & WC

Two piece suite comprising bath with shower over and glazed screen and vanity wash hand basin. Tiled floor and walls, obscure double glazed window, inset spotlights and chrome heated towel rail. Separate WC with double glazed window, tiled floor and part tiled walls.

### Second Floor

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

### Bedroom

Bedroom to the front aspect with fitted carpet, radiator, fitted cupboard and double glazed French doors out to a west facing balcony.

### Bedroom

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

### Shower Room

Three piece suite comprising walk in shower with glazed screen, WC and vanity wash and basin. Chrome heated towel rail, panel ceiling and inset spotlight.

### Garden

Stairs from kitchen down to own private section of the rear garden.

### Parking

Off street parking to the front aspect for one vehicle.

### Tenure

Share of freehold  
No service charge

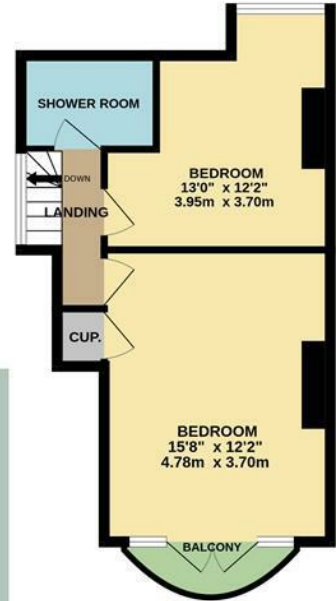
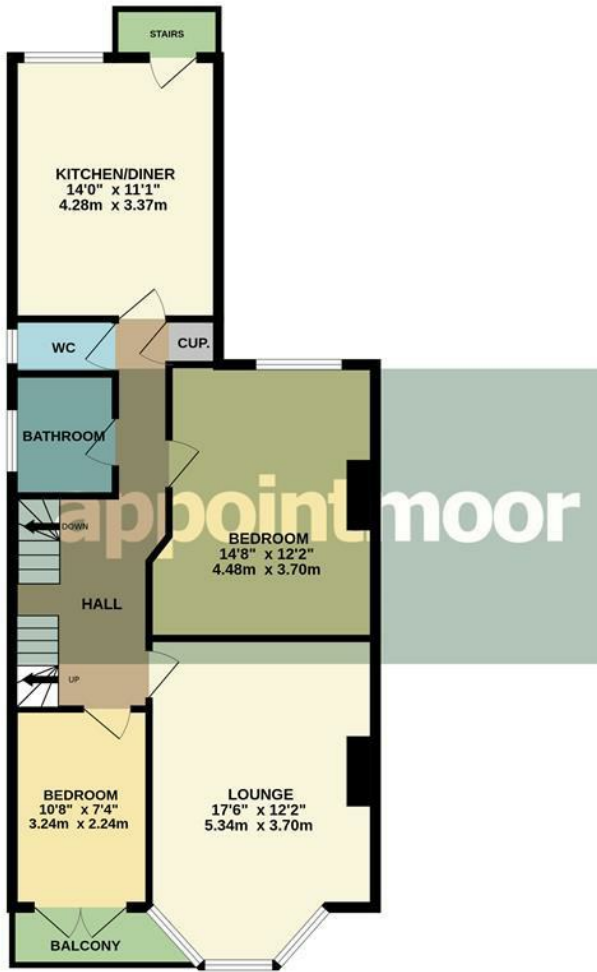




GROUND FLOOR  
35 sq.m. (3.3 sq.m.) approx.

FIRST FLOOR  
752 sq.m. (70.7 sq.m.) approx.

SECOND FLOOR  
382 sq.m. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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) 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	69

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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