



FOR SALE

Crowstone Road, Westcliff-On-Sea SS0 8BA

Offers In The Region Of £325,000 Leasehold - Share of Freehold Council Tax Band - B

- Newly Refurbished One Bedroom Apartment
- Two Reception Rooms
- Direct Access To Private Rear Garden
- Off Street Parking
- Fitted Kitchen
- Modern Bathroom
- Close To Westcliff-On-Sea Station
- Character Period Property
- West Facing Garden
- Local Amenities Nearby

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

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Description

We are proud to offer you Crowstone Road, a newly refurbished ground floor apartment with share of freehold offering a large double bedroom, two fantastically sized reception rooms, a brand new kitchen with space for appliances and your own private rear garden including a decked seating area. This home is a great opportunity for a First Time Buyer or if you

are looking for an investment opportunity.

Bright and spacious throughout this home is located in the heart of Westcliff-On-Sea you have local amenities right on your doorstep and a short walk away to Westcliff-On-Sea station.

Entrance

Wooden single glazed door to communal entrance, double glazed obscure window door to entrance, carpet flooring, storage cupboard, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed french doors to rear aspect, cornice to ceiling, ornate ceiling, ceiling rose, pendant lighting.

Kitchen

Tiled flooring, double glazed window to side aspect, base & wall units, marble effect work surface incorporating sink & drainer, 4 point induction hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, spotlight lighting.

Dining Room

Carpet flooring, radiator, single glazed obscure window to side aspect, double glazed door to rear aspect, storage cupboard, pendant lighting.

Bedroom

Carpet flooring, radiator, double glazed bay window to front aspect, cornice to ceiling, ornate ceiling, ceiling rose, pendant lighting.

W/C

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, hand basin with storage under, W/C, spotlight lighting.

Bathroom

Tiled flooring, heated towel rail, marble effect tiled walls, panelled bath with shower system over, hand basin with storage under, spotlight lighting.

Rear Garden

Private West facing rear garden with decking area and lawn, mature trees and shrubs.

Front Of Property & Parking

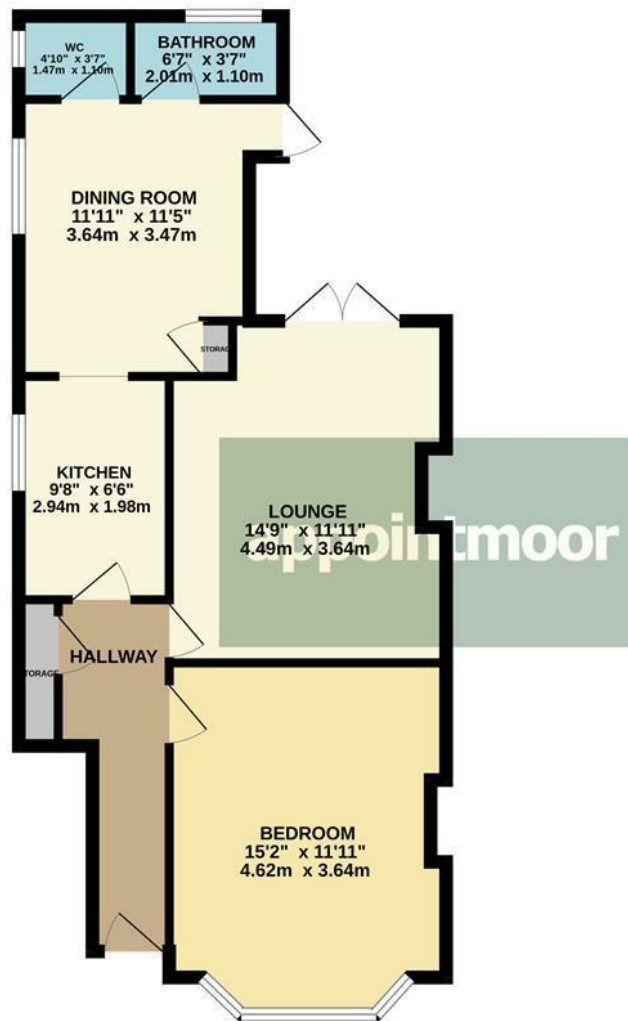
Concrete paved driveway, space for one vehicle.

Tenure

Share Of Freehold
No Service Charges



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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.
Made with Metropix 62024



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		
	62	76
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	

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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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