



# FOR SALE

## **Crowstone Road, Westcliff-On-Sea SS0 8LJ**

Asking Price £230,000 Leasehold Council Tax Band - B

- One Bedroom Elevated Ground Floor Apartment
- In Highly Sought After Chalkwell Hall Estate
- Sea Views
- Fitted Kitchen With Space For Appliances
- Long Lease Length
- Shared Balcony Area
- Modern Bathroom
- Short Walk To Chalkwell Seafront
- Close To Chalkwell & Westcliff-On-Sea Stations
- Local Amenities Nearby

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

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## Description

Welcome to this elevated ground floor one-bedroom apartment which has been recently decorated located on Crowstone Road in the picturesque area of Chalkwell. This delightful 1900s character build property boasts a cosy reception room, perfect for relaxing. Step into the stylish bathroom, designed to offer both comfort and convenience. The fitted kitchen is not only functional but also provides ample space for all your appliances.

The highlight of this apartment is the spacious

double bedroom, offering a bright and peaceful retreat at the end of the day. Whether you are a first-time buyer, downsizer, or investor, this property is sure to capture your attention.

Situated in the Chalkwell Hall Estate, this apartment is close to a range of local amenities and within walking distance to Chalkwell and Westcliff-On-Sea Stations. Chalkwell seafront is also a stones throw away so you can enjoy peaceful sunset walks in the summer months.

### Entrance

Single glazed obscure wooden door to entrance, phone entry system, wooden flooring, radiator, pendant lighting.

### Lounge

Wooden flooring, radiators, double glazed window to side aspect, coving to ceiling, pendant lighting.

### Kitchen

Tiled flooring, double glazed window to rear aspect, single glazed obscure door to rear aspect leading to the shared balcony area, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for cooker, space for fridge/freezer, space and plumbing for washing machine, pendant lighting.

### Bedroom

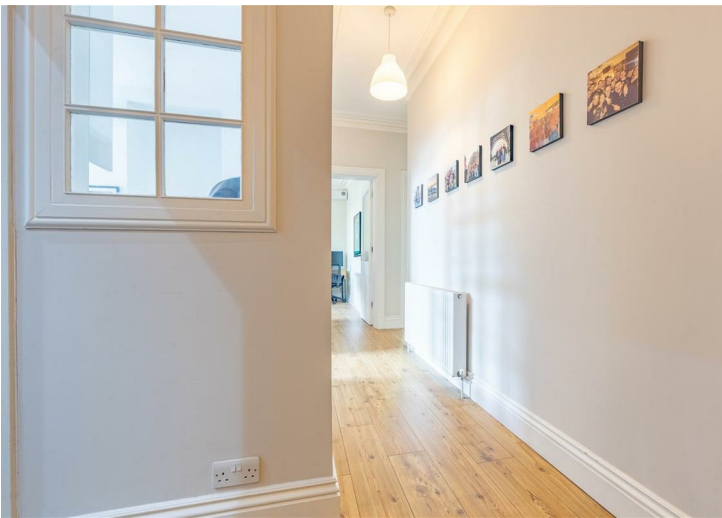
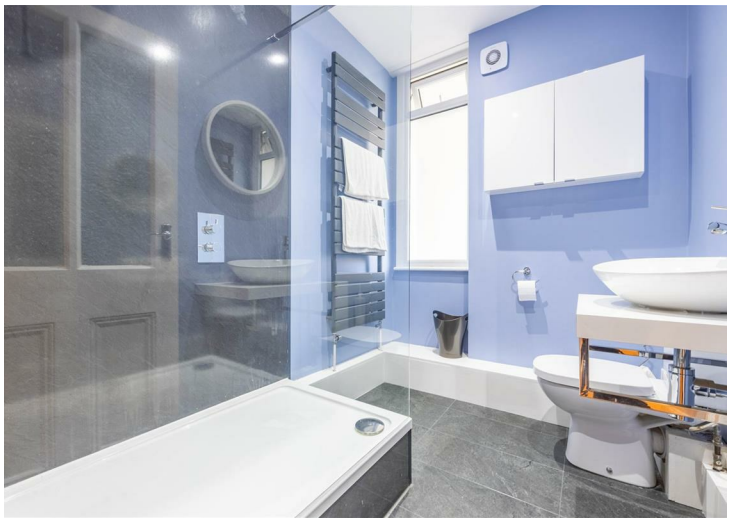
Carpet flooring, radiator, double glazed window to side aspect, cornice, pendant lighting.

### Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, W/C, walk in shower cubicle, hand basin with storage under, extractor, spotlight lighting.

### Tenure

Leasehold  
114 years remaining  
£250 Per annum ground rent  
£1,500 Per annum service charge



GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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		
	68	79
<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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