



FOR SALE

Crowstone Avenue, Chalkwell SS0 8FQ

Guide Price £550,000 Freehold Council Tax Band - E

- Five Bedroom Terraced Family Home
- Newly Built In 2022 With Approx 8 Years Warranty Still Remaining
- EPC Rating B
- Fitted Kitchen With 'NEFF' Appliances
- Five Bathrooms Including Two En-Suites
- 2 Sun Terraces With Stunning Estuary Views
- Allocated Parking Space
- Situated A Stones Throw From Westcliff & Chalkwell Station
- Walking Distance To Westcliff On Sea & Chalkwell Beach
- Extra Fast Broadband

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

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Description

**** GUIDE PRICE £550,000 - £575,000 ****

Welcome to this impressive home situated in Crowstone Avenue of Westcliff-On-Sea, this newly built terraced house is a true gem waiting to be discovered. Boasting a generous 1,895 sq ft of living space, this property offers ample room for a growing family with its five bedrooms and five bathrooms, including two luxurious en-suites. You also have the added benefit of a maintainable sized rear garden & allocated parking. If you are working from home you also have the added benefit of extra fast broadband throughout the property!

Step inside this modern abode built in 2022, and you'll be greeted by a stunning interior that exudes contemporary elegance. The highlight of this home is undoubtedly the two beautiful sun terraces that offer breathtaking views of the estuary, perfect for relaxing on sunny days.

Convenience is key with this property, as it provides parking for one vehicle and is just a short stroll away from the picturesque Westcliff on Sea & Chalkwell beach. Additionally, the proximity to Westcliff on Sea & Chalkwell station

makes commuting a breeze for busy professionals or those looking to explore the surrounding areas.

Families will appreciate the excellent location of this home, as it falls within the catchment area of outstanding schools, ensuring that your little ones receive a top-notch education. With local amenities, cafe's and restaurants you won't be short of things to do!

Don't miss out on the opportunity to make this five bedroom family home your own and enjoy the best that Westcliff-On-Sea has to offer.

Entrance

Panelled door to entrance, wooden flooring with underfloor heating, electric meters, pendant lighting.

Lounge/Kitchen

Wooden flooring with underfloor heating, double glazed windows to front aspect, double glazed sliding doors to rear aspect, under stair storage cupboard, pendant lighting.

Kitchen - wooden flooring with underfloor heating, base & wall units, granite worksurface with sink & drainer, 5 point 'NEFF' induction hob with extractor over, integrated 'NEFF' oven & microwave, integrated washing machine, integrated 'NEFF' dishwasher, space for fridge/freezer, spotlight lighting.

Downstairs W/C

Laminate flooring, tiled walls, hand basin with storage under, W/C, spotlight lighting.

Landing

Carpet flooring, radiator, storage cupboard, pendant lighting.

Bedroom 1

Carper flooring, radiator, double glazed French doors to front Juliette balcony, pendant lighting.

En-Suite

Laminate flooring, heated towel rail, tiled walls, shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

Bedroom 2

Carpet flooring, radiator, double glazed French doors to rear Juliette balcony, pendant lighting.

Bathroom

Laminate flooring, heated towel rail, tiled walls, panelled bath, hand basin with storage under, W/C, extractor, spotlight lighting.

Landing

Carpet flooring, radiator, storage cupboard, pendant lighting.

Bedroom 3

Carpet flooring, radiator, double glazed windows to front aspect, pendant lighting.

En-Suite

Laminate flooring, heated towel rail, tiled walls, hand basin with storage under, shower cubicle, W/C, extractor, spotlight lighting.

Bedroom 4

Carpet flooring, radiator, double glazed windows to rear aspect, pendant lighting.

Bathroom

Laminate flooring, heated towel rail, tiled walls, panelled bath, hand basin with storage under, W/C, extractor, spotlight lighting.

Landing

Carpet flooring, pendant lighting.

Bedroom 5

Carpet flooring, radiator, double glazed Bi-fold doors to front aspect sun terrace, double glazed French doors to rear aspect sun terrace, pendant lighting.

Rear Garden

Patio seating area, laid lawn, rear access gate, shed to remain.

Front Of Property & Parking

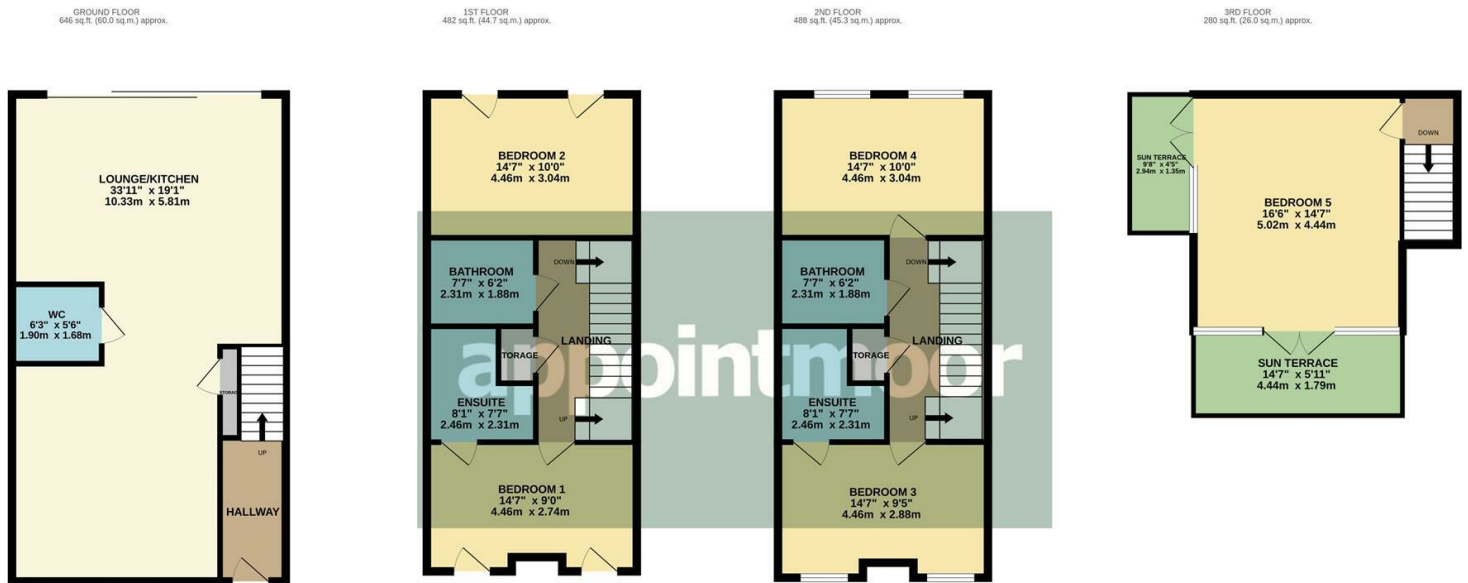
Block paved pathway leading to main entrance, laid lawn.

Allocated parking space in communal carpark space.

School Catchment

Barons Court Primary School/Milton Hall Primary School and Nursery
Belfairs Academy





TOTAL FLOOR AREA : 1895 sq.ft. (176.1 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	

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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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