



# FOR SALE

## Hamilton Grange, Crowstone Avenue, Chalkwell SS0 8JT

Offers In The Region Of £895,000   Share of Freehold   Council Tax Band - G1119.00 sq ft

- Luxury Penthouse Apartment
- Chalkwell Seafront Location
- 2 Double Bedrooms with En-Suite
- Triple Aspect Balcony with Panoramic Views
- Modern Kitchen with Integrated Appliances
- Stunning Turret Feature
- 2 Underground Parking Spaces
- No Onward Chain
- Secure Entry System
- A Short Walk To Mainline Station

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

**appointmoor**

## Description

**\*\*PANORAMIC SEAVIEWS\*\*NO ONWARD CHAIN\*\***

This exquisite penthouse apartment offers a perfect blend of modern living and breath taking panoramic views. With two spacious double bedrooms and two modern bathroom, this property is ideal for those seeking comfort, style and space for entertaining.

As you enter the apartment, you are greeted by a bright and airy reception room that seamlessly flows into a large open plan kitchen/lounge/diner, making it perfect for a number of friends and family to come over or simply enjoy a quiet evening at home. The highlight of this penthouse is undoubtedly the fantastic balcony, which provides an exceptional outdoor space to relax and take in the stunning

vistas that surround you.

The property also boasts the convenience of secure underground parking for two vehicles, ensuring that your vehicles are safe and easily accessible. This feature is particularly valuable in a bustling area, allowing for peace of mind and added convenience.

With its modern finishes and thoughtful design, this penthouse apartment is a rare find in Chalkwell. Whether you are a professional couple, or looking to upsize or downsize, this property offers a unique opportunity to enjoy luxurious living in a sought-after location. Don't miss the chance to make this stunning penthouse your new home.

### Entrance

15'1 x 14'4 (4.60m x 4.37m)

A secure and pleasant communal entrance with video entrance system with a lift and stairs leading to the fourth floor.

### Hallway

The hallway has a wall mounted video entry phone system, airing cupboard, 2 further storage cupboards, wood flooring, two radiators and spotlights with doors to accommodation.

### Cloakroom

6'5 x 4'7 (1.96m x 1.40m)

A white suite comprising of a pedestal wash hand basin and WC, tiled flooring, extractor fan, spotlights and radiator.

### Lounge/Diner

26'2 x 17'8 (7.98m x 5.38m)

A spacious lounge/diner with dual aspect windows across the south and west aspect and sliding doors out to the wrap around balcony with amazing views. Wood flooring, two tall wall radiators and the added bonus of skirting radiators, spotlights and open through to kitchen area.

### Kitchen Area

A newly fitted kitchen which offers an inset modern sink unit with mixer tap with a range of work surfaces and cupboards and drawers beneath, integrated appliances including an oven, hob and extractor built into induction hob, microwave oven, washing machine and dishwasher, fridge and separate freezer and further range of matching eye level wall mounted units.

### Balcony/Terrace

Stunning wrap around triple aspect balcony with south facing terrace and hexagonal covered corner area with smoked glass privacy screen. Tiled floor and brick enclosure with railing.

### Bedroom 1

16'7 x 14'10 max (5.05m x 4.52m max)

Bedroom 1 provides dual aspect windows with stunning views, spotlights, radiator, fitted wardrobe with mirrored sliding doors and a door leading to...

### En Suite Shower Room

7'8 x 3'11 (2.34m x 1.19m)

Fitted with a double shower cubicle with glass door, pedestal wash hand basin, WC, heated chrome towel rail, spotlights and tiled floor.

### Bedroom 2

13'2 x 11'1 (4.01m x 3.38m)

Bedroom 2 has a window to the side aspect with seaviews, fitted carpet, light fixture, radiator and fitted wardrobe with mirrored sliding door. Door to en-suite.

### En Suite Bathroom

8'6 x 5'9 (2.59m x 1.75m)

The three piece bathroom offers a panel bath, pedestal wash hand basin and WC with a chrome heated towel rail, ceramic tiled floor and spotlights.

### Parking

The property benefits from 2 secure underground parking spaces.

### Tenure

125 years from 2003

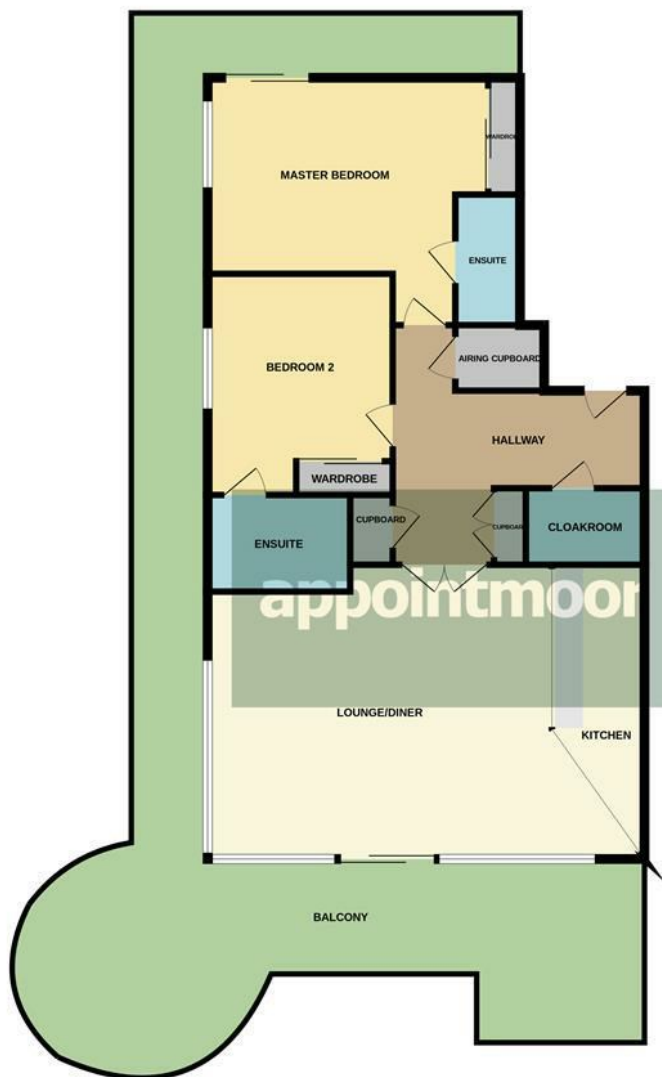
### School Catchment

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









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 <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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