



# FOR SALE

## The Crossways, Chalkwell SS0 8PU

Asking Price £775,000 Freehold Council Tax Band - E

- Three Bedroom Detached House
- Prime Location
- Characterful Features
- Spacious Accommodation
- Private Parking
- Potential for Customization
- Close to Amenities
- Convenient For Commuting
- Traditional Timeless Charm
- Rare Opportunity

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

**appointmoor**

## Description

**\*\*HIGHLY DESIRABLE LOCATION\*\***

Situated in the highly sought-after area of Chalkwell, this charming three-bedroom detached home on The Crossways offers a wonderful opportunity to create a dream family residence.

Brimming with character, the property boasts an array of beautiful original features, including exposed beams and statement fireplaces features, adding warmth and personality to each room. The spacious accommodation includes three well-proportioned bedrooms, a family bathroom, and a bright and airy conservatory overlooking

the garden — perfect for relaxing or entertaining. The property also benefits from a welcoming frontage with a gated driveway, garage, and a delightful front garden. Overall, the property retains a solid, timeless character and offers immense potential to enhance and personalise.

Located close to Chalkwell Park, the seafront, excellent schools, and Chalkwell Station for easy commuting, this is a rare opportunity to secure a classic home in one of the area's most desirable locations.

## Measurements

5'7" (1.70m)

Lounge - (11'6" x 15'11")

Dining Room - (11'6" x 12'11")

Kitchen - (6'11" x 12'11")

Porch - (8'0" x 2'10")

Conservatory - (10'5" x 9'3")

Landing - (11'0" x 4'3")

Bedroom 1 - (10'8" x 17'3")

Bedroom 2 - (12'8" x 10'8")

Bedroom 3 - (7'0" x 10'2")

Bathroom - (7'0" x 5'7")

## Ground Floor

An open free flowing lay out, through the bright porch into the entrance hall, which leads directly ahead to the kitchen. There are two reception rooms off to the right which are joined by a large opening, making the space feel seamless and ideal for entertaining. Through the dining room you step into a conservatory which would make a delightful space for your morning coffee. From the conservatory, doors lead into the rear garden.

## First Floor

On the first floor is a generous sized galleried landing leading to 3 bedrooms and a family bathroom. Bedroom 1 and 2 are double bedrooms and include built in storage cupboards. Bedroom 2 and 3 overlook the rear garden.

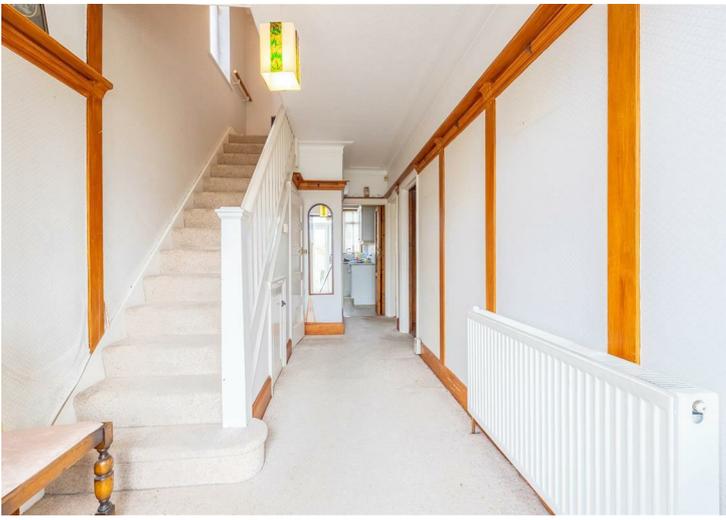
## Exterior

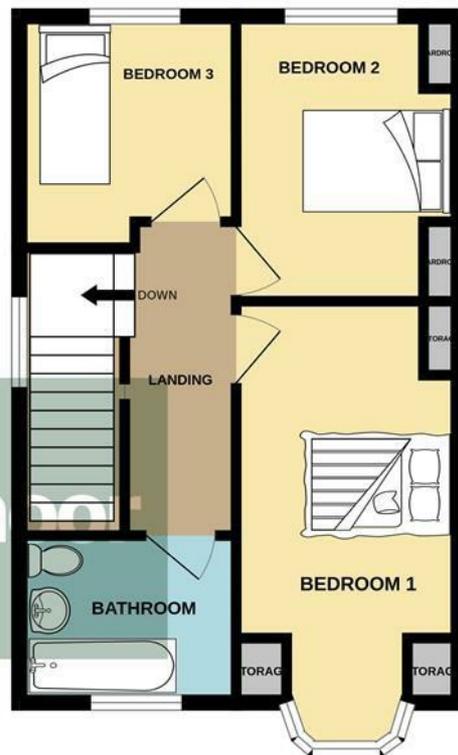
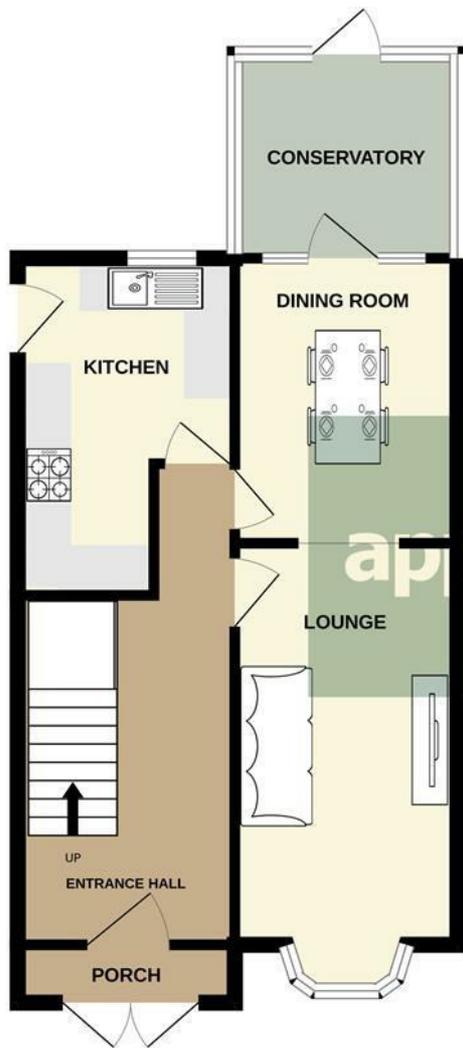
Both the front and rear gardens have mature shrubbery and are laid to lawn. The front of the property has a private gated driveway making parking your vehicle safe and convenient. The location of this home is highly sought after, just a short walk to the train station and parks for enjoying the sunny days ahead.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior  
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) <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		
<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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