



# TO LET

## Crowstone Avenue, Chalkwell SS0 8FQ

£2,500 PCM Deposit Required - £2,884 Council Tax Band - E

- Five Bedroom Terraced Family Home
- EPC Rating B
- Superfast Broadband
- 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
- Call Now To Arrange Access

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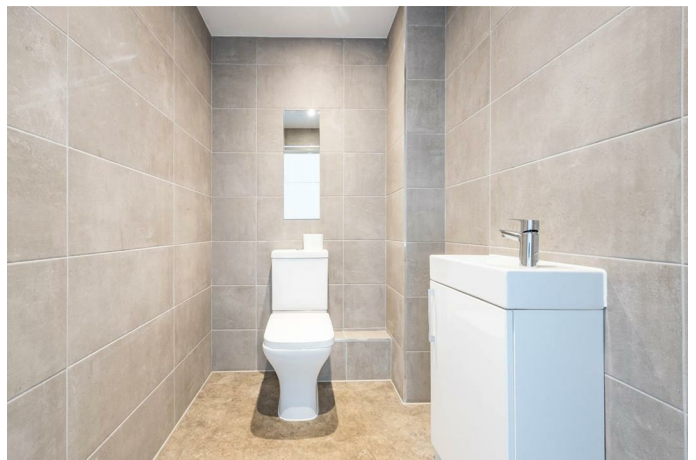
# Description

Welcome to this impressive home situated in Crowstone Avenue of Westcliff-On-Sea. 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!

The highlight of this home is undoubtedly the two beautiful sun terraces that offer breath-taking views of the estuary, perfect for relaxing on sunny days.

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.



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			
		89	90
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	

**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**