



GUIDE PRICE £1,000,000 - £1,250,000 * UNRIVALED INTERNAL SPACE * CHALKWELL HALL ESTATE * BEACHFRONT LOCATION * WALK TO CHALKWELL STATION * AMPLE PARKING * ALL DOUBLE BEDROOMS * 4 RECEPTION SPACES * THREE BATHROOMS * WEST-FACING LANDSCAPED GARDEN WITH SUMMERHOUSE * This incredibly spacious and characterful period home is in a fantastic location, just a stone's throw from the beach and Chalkwell Station, within the prestigious 'Chalkwell Hall' Estate. The ground floor accommodation is comprised of, an impressive entrance hall with feature staircase, an open-plan lounge-diner with a large bay-fronted window, a fully fitted kitchen which leads through to the conservatory, a further sitting room in the middle of the home and a landscaped west-facing garden complete with a summerhouse. While upstairs, you will find six double bedrooms, with master suite on the top floor with a dressing area, walk-in wardrobe, en-suite and west-facing balcony, there is also a family bathroom, second en-suite and another 'morning' balcony. Practicalities include a utility room, downstairs w/c, storage shed attached to the summerhouse and ample parking on the landscaped front driveway. There are well-positioned amenities close at hand and the home is perfectly located for beach lovers, with Chalkwell Esplanade being just seconds away. Chalkwell Station is around the corner with Old Leigh and the Broadway only being a stroll along the coastline and the highly regarded grammar schools are also nearby, with Barons Court, Milton Hall and Belfairs all falling within the catchment area.

- 'Chalkwell Hall' Estate
- Walk to Chalkwell Station
- An incredibly spacious and characterful period home
- West-facing landscaped garden
- Three bathrooms, a utility room and a downstairs W/C
- A few doors from the beachfront
- Ample parking
- All double bedrooms with impressive master suite
- Two balconies
- Especially spacious reception rooms and entrance hall

Crowstone Avenue

Westcliff-On-Sea

£1,000,000

Price Guide



Crowstone Avenue



Frontage

Block paved driveway providing parking for 2 to 3 vehicles with side access to rear garden, raised planting borders with retaining walls, and an overhanging front porch with a wooden and obscured glazed front door leading to:

Entrance Hall

Two double glazed stained glass feature windows to front aspect as well as two large obscured leadlight windows to side aspect, feature winder staircase with metal balustrades and storage cupboard underneath, column style radiator, two beautiful stained glass French doors for access to main reception room, original cornice, picture rail, high-level ornate skirting and floor tiling.

Lounge-Diner

35'11" x 18'11"

UPVC double glazed bay fronted window as well as a UPVC double glazed side window, two double radiators, large feature fireplace within the media wall, French doors and sidelights leading through to the sitting room, original cornice, skirting and wooden flooring.

Sitting Room

27'7" x 16'2"

Large room with three obscured double glazed windows to side aspect as well as UPVC double glazed French doors with sidelights to rear aspect for garden access and an opening through to the kitchen. The room also includes a storage cupboard, two radiators, skirting and wooden flooring.

Kitchen

18'6" x 17'3"

Double glazed bi-folding doors for access to conservatory as well as a UPVC double glazed rear door and side window, access to downstairs W/C, access to utility room, modern shaker style kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, integrated eye-level Neff oven, grill and microwave, 1.5 stainless steel sink and drainer with chrome mixer tap set into granite worktops with a tiled splashback, integrated wine cooler, integrated Neff dishwasher, pan drawers, five ring burner Neff induction hob with extractor over, column style radiator, spotlighting, skirting and tiled flooring.

Conservatory

14'4" x 10'4"

UPVC double glazed French doors and windows all around, skirting and tiled flooring.

Utility Room

5'10" x 4'7"

Wall-mounted cupboards with laminate worktops and tiled splashback, space for washing machine and tumble dryer, tiled flooring.

Downstairs W/C

UPVC double glazed obscured side window, low-level W/C, chrome towel radiator, partial wall tiling, floating vanity unit with wash basin and chrome mixer tap, floor tiling.

First Floor Landing

Further staircase rising to top floor, original cornice, large feature window to side aspect as well as a unique feature window along the corridor, column radiator, storage cupboard, picture rail, skirting and carpet.

Master Bedroom with Top Floor Balcony

31'5" x 14'2"

Master suite is comprised of a dressing room area with two sets of wardrobes,

a further walk-in wardrobe, access to en-suite and access to the west-facing balcony. The room also features two double glazed Velux windows with views across the Estuary, two double radiators, spotlighting, skirting and carpet. West-facing balcony offers amazing views across the rest of the 'Chalkwell Hall' Estate and of the Estuary, has chrome and glass balustrades with room for seating and a table.

Walk-in Wardrobe

Double glazed window with sea views, spotlighting, skirting and carpet.

En-suite to Master

10'5" x 6'9"

Double glazed Velux window to rear aspect, walk-in shower with drencher head and secondary shower attachment, chrome towel radiator, low-level W/C, floating vanity unit with wash basin and chrome mixer tap, spotlighting and fully tiled walls and flooring.

Bedroom Two

20'8" x 13'8"

UPVC double glazed bay fronted window as well as a side window commanding Estuary views at the bottom of the road, large set of built-in wardrobes, access to en-suite through decorative archway/doorway, radiator, coving, skirting and carpet.

Second En-suite

10'2" x 6'0"

Recently renovated and comprises; double walk-in shower with inset shelf, drencher head and secondary shower attachment, floating vanity unit with stylish wash basin and brass mixer tap, towel radiator, W/C with hidden cistern, fully tiled walls and flooring with spotlighting and an extractor fan.

Bedroom Three with Balcony

12'9" x 10'4"

UPVC double glazed balcony door and window, picture rail, coving, double radiator and wood effect laminate flooring. Balcony: wooden balustrades with Estuary views at the bottom of the road.

Bedroom Four

11'10" x 10'4"

UPVC oriel window to rear aspect overlooking the garden, radiator, spotlighting, coving, skirting and wood effect laminate flooring.

Bedroom Five

11'6" x 10'9"

Two UPVC double glazed windows one to rear and one side aspect, picture rail, radiator, skirting and carpet.

Bedroom Six

10'2" x 9'10"

UPVC double glazed oriel window to rear aspect, coving, radiator, skirting and wood effect laminate flooring.

Four-Piece Family Bathroom

10'5" x 10'4"

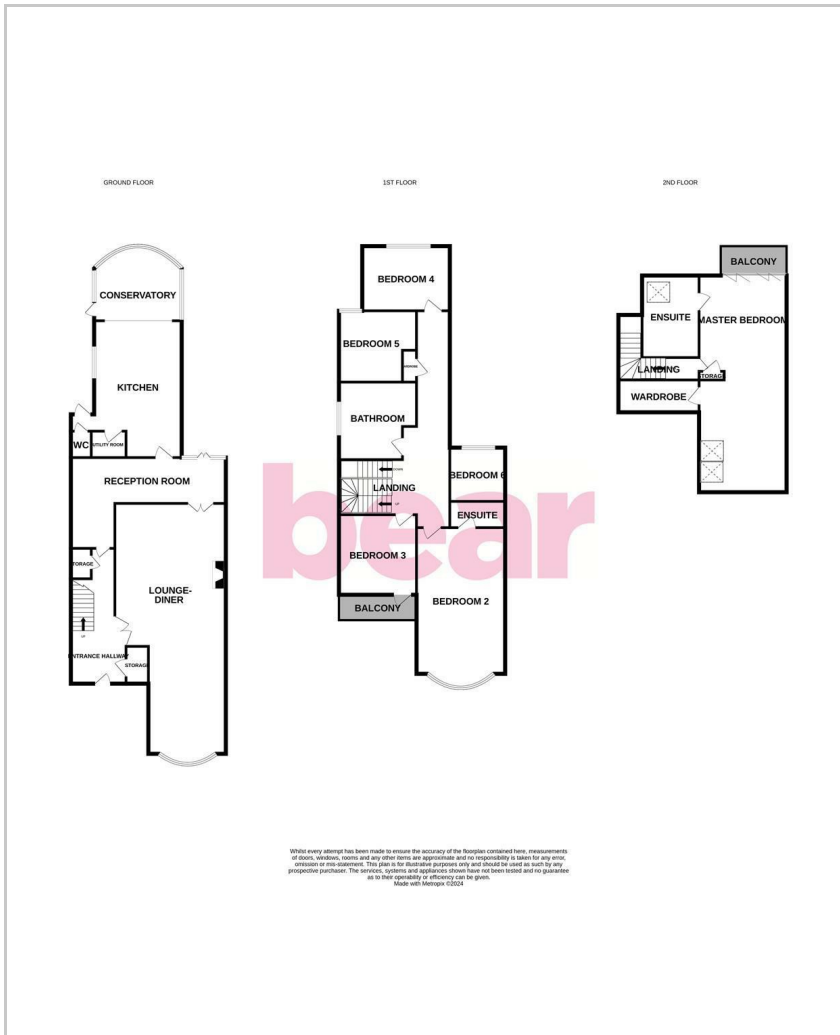
Obscured UPVC double glazed window to rear aspect, bath with chrome tap, two radiators, walk-in shower with drencher head and secondary shower attachment, two inset shelves, W/C with hidden cistern, large wall-mounted vanity unit with wash basin and chrome mixer tap, spotlighting, fully tiled walls and flooring.

West-Facing Garden with Summerhouse

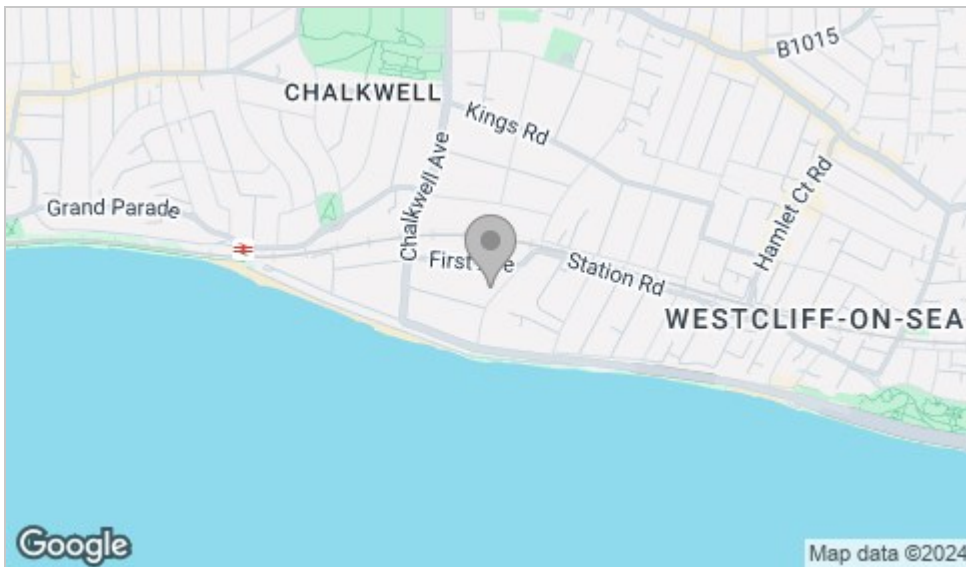
Commences with a paved patio for seating and a barbecue station with a secondary paved area in front of the sitting room with French doors. There is side access back to front of property as well as a large lawn with mature planting borders for a high level of privacy, as well as a decked terrace to the rear of the garden and a large summerhouse.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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		
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