



\* £300,000- £330,000 \* GROUND FLOOR FLAT \* PRIVATE REAR GARDEN \* A one to two bedroom property that boasts bright and spacious accommodation and having the advantage of a brand new fitted kitchen, a contemporary bathroom and a separate WC. There is also the huge benefit of direct access to your own rear garden. Located in a sought after road, this character apartment is walking distance to shops, bars and restaurants, whilst also being being close proximity to Westcliff Station serving London Fenchurch Street. The property is also nearby to Leigh Broadway and Leigh Road shopping facilities, Chalkwell Park, and Beachfront.

- Character ground floor flat
- Direct access to own rear garden
- Large, bright and spacious rooms
- Good storage options
- Leigh Broadway and Leigh Road shopping facilities close by
- One to two bedrooms, one to two reception rooms
- Off street parking
- New kitchen, bathroom and separate utility
- Walking distance to Westcliff Station and Chalkwell Park
- No onward chain

## Crowstone Road

Westcliff-on-Sea

**£300,000**

Price Guide





# Crowstone Road



## Frontage

Stoned front driveway creating parking for two vehicle, access to:

## Communal Hallway

7'4" x 3'4"

Coved ceiling, solid wood entrance door with windows to the front, carpet, UPVC entrance door leading to:

## Hallway

12'9" x 4'11" maximum

Coved ceiling with understairs storage cupboards housing the utility meters, newly laid carpet, door to:

## Bedroom One

18'11" into the bay x 11'10"

Detailed coved ceiling with a ceiling rose and a pendant light, double glazed bay windows to the front, radiator, newly laid carpet.

## Bedroom Two

16'11" x 11'11" maximum

Detailed coved ceiling with a ceiling rose and pendant light, double glazed French doors to the rear with double glazed windows, radiator, newly laid carpet.

## Kitchen

9'5" x 7'7"

Smooth ceiling with spotlights, double glazed window to the side, newly installed shaker style kitchen comprising; wall and base level units with a roll edge laminate worktop, integrated oven with a four ring electric hob and a glass splashback with an extractor fan above, sink and drainer with a chrome mixer tap, cupboard housing a newly installed Glowworm boiler,

space for an integrated fridge freezer, space for an integrated washing machine, tiled floor, opening to:

## Lounge

11'8" > 9'8" 11'2"

Smooth ceiling with a pendant light, large storage cupboard with top box, ornate windows to the side, newly laid carpet, radiator, double glazed door to the side leading out to your own rear garden, access to:

## Bathroom

6'7" x 4'9"

Smooth ceiling with inset spotlights, obscured double glazed window to rear, extractor fan, p-shaped bath with a drenched head and a shower attachment, wall hung vanity unit wash basin, motion sensor mirror, chrome heated towel rail, tiled floor, tiled walls.

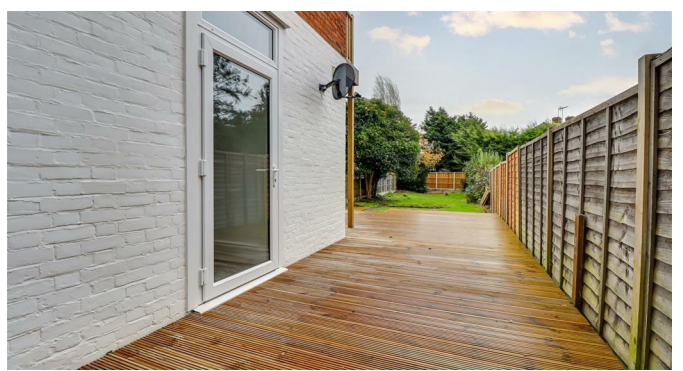
## Separate W/C

4'9" x 3'7"

Smooth ceiling with inset spotlights, double glazed window to the side, combined vanity unit wash basin and low-level w/c, motion sensor mirror. chrome heated towel rail, tiled floor.

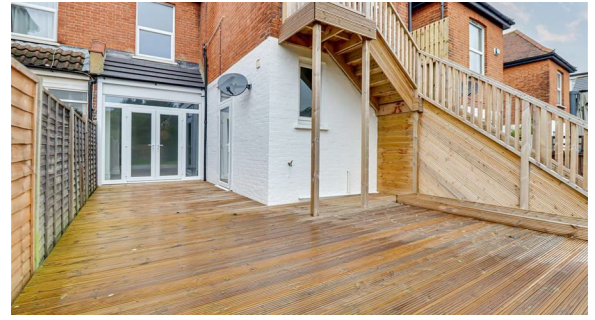
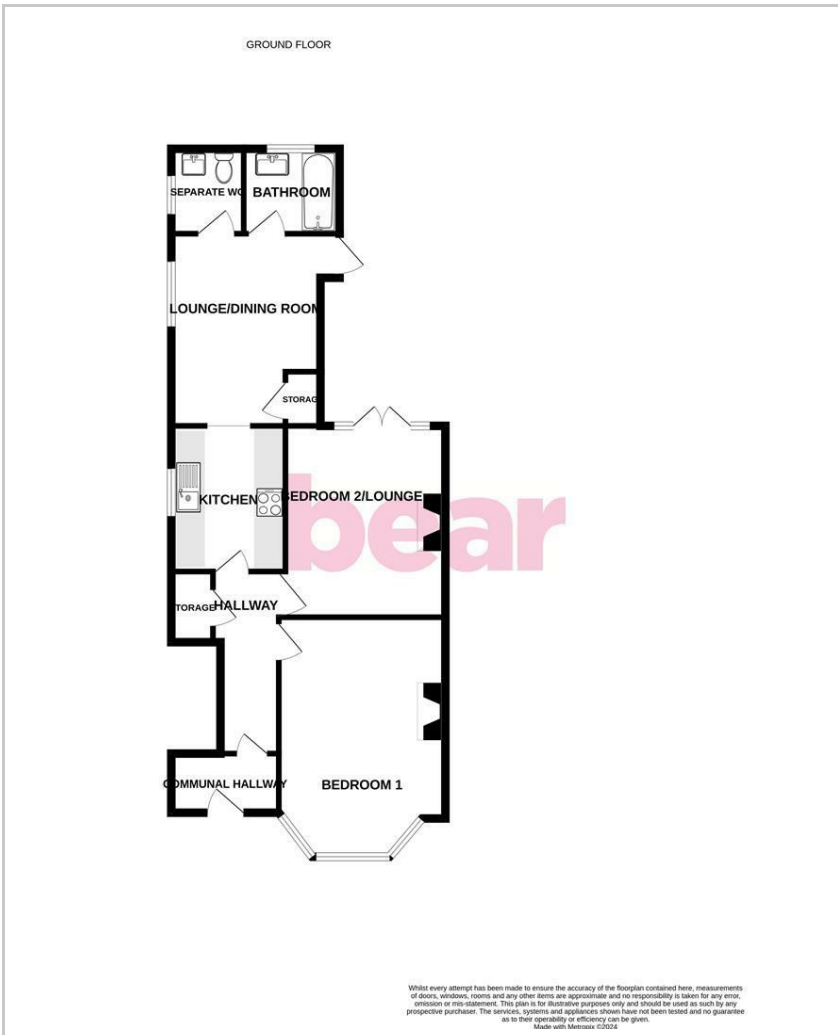
## Private Rear Garden

Raised decking area ideal for entertaining with steps down to the remainder which is laid to lawn.

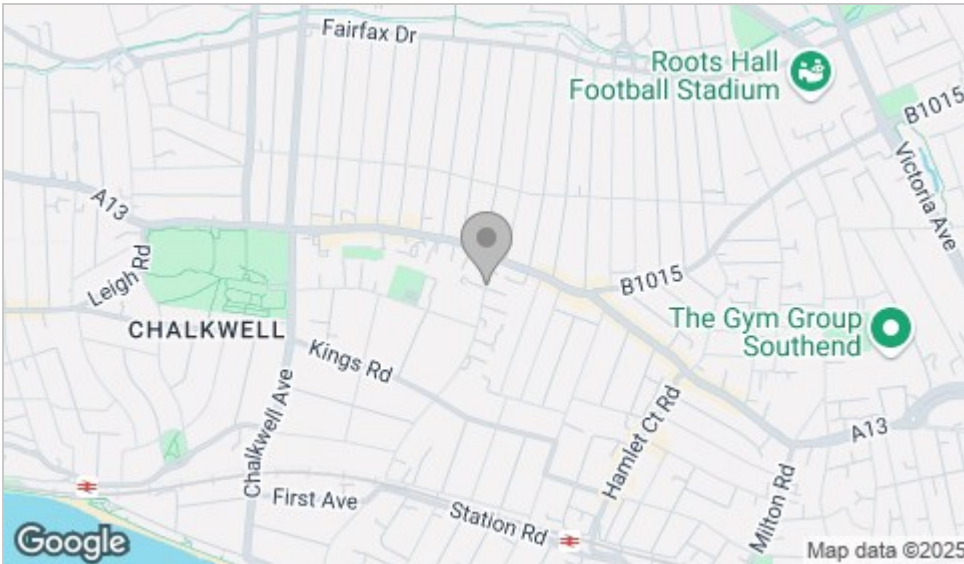




# Floor Plan



# 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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# 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 <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	