



*** ONE OF THE LARGEST GROUND FLOOR FLATS IN THE AREA *** Proudly positioned on the desirable Crowstone Road in Westcliff-on-Sea, this remarkable double fronted ground floor flat offers an exceptional living experience. With three well-proportioned bedrooms and a spacious reception room plus a conservatory, this property is perfect for families or those downsizing but seeking excellent space. The flat boasts a modern bathroom and an additional shower room, ensuring comfort and convenience for its residents. One of the standout features of this property is the off-street parking, accommodating two vehicles, along with a double garage. This is a rare find in the area, providing both security and ease of access. Additionally, residents will enjoy direct access to their own private rear garden, an ideal spot for relaxation or entertaining guests. The flat comes with a share of the freehold, which means minimal running costs, making it an attractive option for potential buyers. It's prime location places you just a short distance from the beautiful Chalkwell Park, beach, and the local train stations, Chalkwell and Westcliff, ensuring that you are well-connected to the surrounding areas. Furthermore, the vibrant shopping facilities of Leigh Broadway and Leigh Road are within walking distance, offering a variety of shops, cafes, and restaurants to explore. This property truly combines the best of both worlds: a peaceful residential setting with easy access to local amenities and leisure activities. In summary, this ground floor flat on Crowstone Road is a fantastic opportunity for those looking for a spacious and well-located home in Westcliff-on-Sea. With its generous living space, off-street parking, and proximity to parks and shops, it is sure to appeal to a wide range of buyers.

- Enormous double fronted ground floor flat
- Direct access to your own rear garden
- Two modern bathrooms
- Leigh Broadway and Leigh Road shopping facilities within walking distance
- Double glazed and new combination boiler system
- Off-street parking for two vehicles, as well as a double garage
- Three bedrooms and two reception rooms
- Short distance to Chalkwell Park, Beach and Station, as well as Westcliff Station
- Share of freehold with minimal running costs
- Beautiful character throughout

Crowstone Road

Westcliff-On-Sea

£475,000



Crowstone Road



Frontage

Communal front garden with a path leading to your own double wooden door entrance, leading to:

Entrance Hallway

30'9" x 5'0"

Smooth coved ceiling with pendant lights, double wooden doors to the front with windows above, cupboard housing the utility meters, stained glass leadlight windows to the rear with a solid wood door, two radiators, door to:

Lounge

18'8" into the bay x 13'9"

Double glazed bay windows to the front with fitted shutter blinds and leadlight stained glass windows above, smooth coved ceiling with a ceiling rose, feature fireplace with a marble surround and a granite hearth, two radiators, carpet.

Bedroom One

18'1" into the bay x 13'8"

Smooth coved ceiling with a ceiling rose, double glazed bay windows to the front with fitted shutter blinds and leadlight stained glass windows above, full range of bedroom furniture including floor to ceiling wardrobes, top boxes, wall hung units and base level units with drawers and matching side cabinets, two radiators, carpet.

Bedroom Two (currently used as the sitting room/li

14'9" into the bay x 13'9"

Smooth coved ceiling with a ceiling rose, obscured double glazed windows to the side, picture rails, double radiator, laminate flooring.

Bedroom Three (currently used as the study)

9'7" x 6'4"

Obscured double glazed window to the side, radiator, carpet, built-in office furniture including; roll edge work desk with a set of drawers underneath.

Kitchen

12'2" x 9'7"

Smooth ceiling with inset spotlights, double glazed window to the rear overlooking the garden. Fully fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 stainless steel sink and drainer with a chrome mixer tap, space for a fridge freezer, space for a washing machine, integrated oven and four ring electric hob with an extractor fan above, radiator, tiled walls and flooring.

Bathroom

6'3" x 6'3"

Smooth ceiling with inset spotlights, obscured double glazed window to the side, paneled bath with a shower attachment, low-level WC, radiator, vanity unit wash basin, fully tiled walls, tiled flooring.

Shower Room

6'11" x 5'2"

Obscured double glazed windows to the rear, combined vanity unit wash basin and low-level WC, corner shower with an electric shower, white heated towel rail, tiled flooring.

Conservatory

16'4" x 8'6"

Smooth ceiling with inset spotlights, double glazed windows to the rear and side aspects, double glazed French doors to the side leading out to the garden, tiled flooring, radiator.

Direct Access to Own Rear Garden

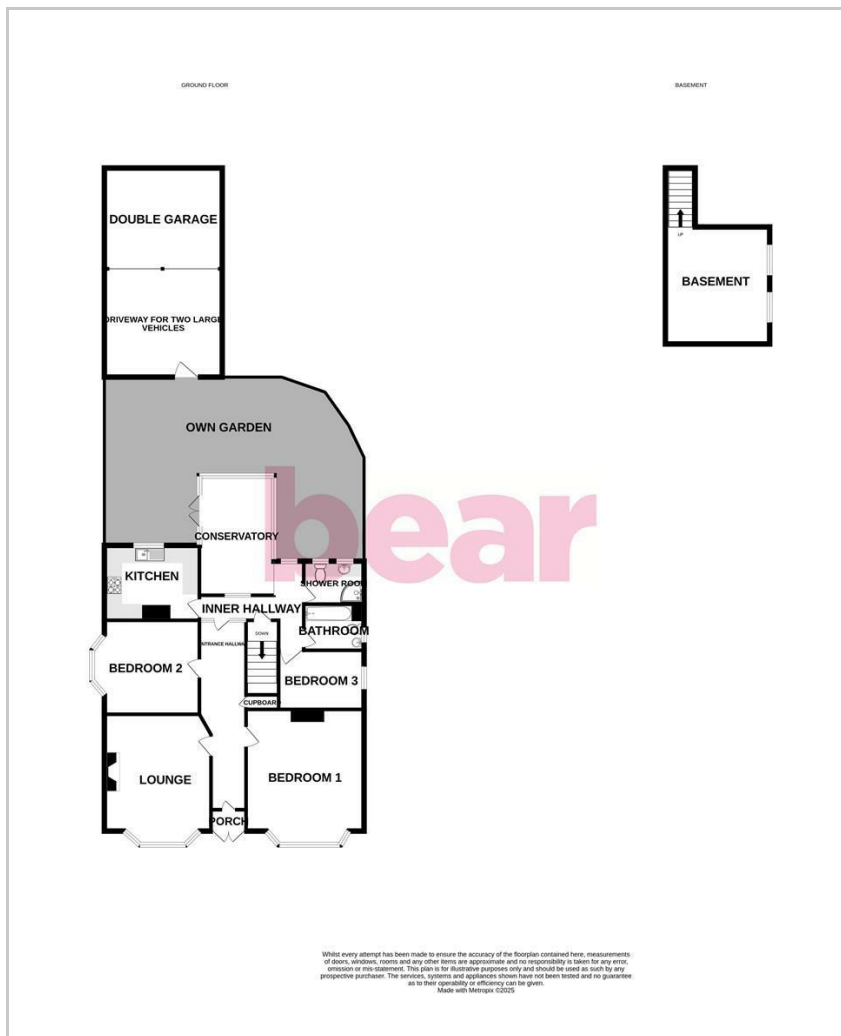
Mainly laid to lawn with a patio area, established tree, flower and shrub borders with a side gate to the access road to the parking, side gate to the rear leading out directly to your two parking spaces and double garage.

Agents Notes:

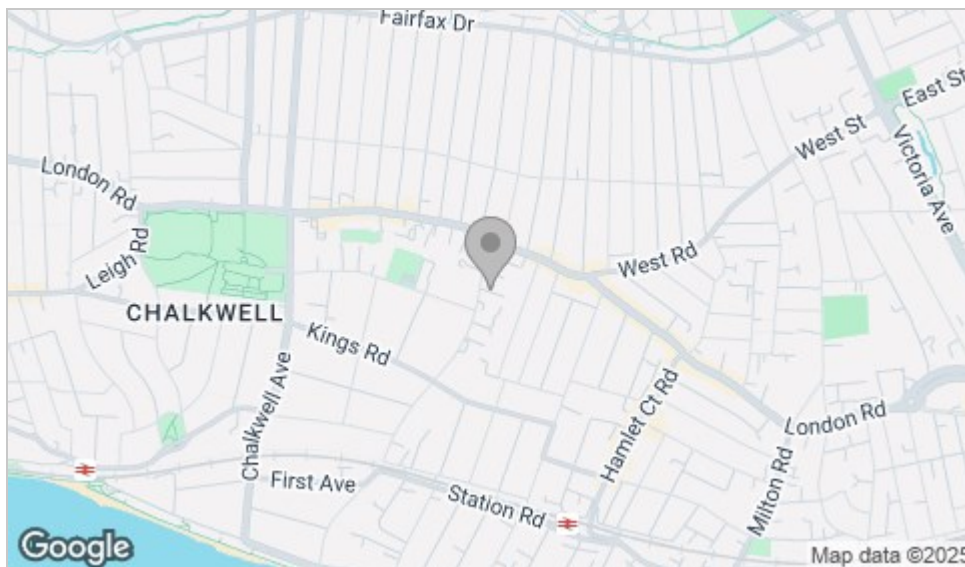
Share of freehold. The full freehold will be offered to the flats in the building after the sale.



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

