



Crowstone Road

Westcliff-on-Sea

- GROUND FLOOR FLAT
- TWO BEDROOMS
- CHARACTER BUILDING
- OWN SECTION OF LAWNED GARDEN



Guide Price £295,000

****NEW LONG LEASE UPON COMPLETION** **NO ONWARD CHAIN**** Hair & Son are delighted to bring to market this good sized two bedroom ground floor flat in Crowstone Road, a desirable area in Westcliff-on-Sea within easy reach of local amenities including shops, restaurants and parks.





Hair & Son are delighted to bring to market this good sized two bedroom ground floor flat in Crowstone Road, a desirable area in Westcliff-on-Sea within easy to reach local amenities including shops, restaurants and parks.

This property in Crowstone Road presents spacious accommodation within a lovely character building. Entered via your own private front door you are welcomed in to a wide hallway which provides access to all adjoining rooms.

Boasting a large bay fronted living room measuring 19'4 x 11'10, two bedrooms, a three piece bathroom featuring a panelled bathtub, a low level w/c and a wash hand basin. Lastly to the rear of the property you have the fitted kitchen that looks out to the gardens behind.

Externally the flat has a third share of the lawned garden to the immediate rear of the property as well as off road parking to the front.



HALLWAY

LIVING ROOM

19' 4" x 11' 10" (5.89m x 3.61m)

BEDROOM ONE

16' 7" x 8' 7" (5.05m x 2.62m)

BEDROOM TWO

9' 6" x 8' 5" (2.9m x 2.57m)

KITCHEN

11' 0" x 8' 8" (3.35m x 2.64m)

BATHROOM

8' 5" x 6' 4" (2.57m x 1.93m)

GARDEN

OFF ROAD PARKING

TENURE

LEASE - NEW UPON COMPLETION

GROUND RENT - TBC

BUILDINGS INSURANCE - £346.41 PER ANNUM

SERVICE CHARGE - TBC

EPC RATING - D

TAX BAND - C

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor

Approx. 74.3 sq. metres (799.2 sq. feet)



Total area: approx. 74.3 sq. metres (799.2 sq. feet)

Regulated by RICS

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