



6 The Crossways

6 The Crossways Westcliff-On-Sea Essex SS0 8PU

Home Estate Agents are privileged with instruction to offer for sale this sizeable four bedroom detached residence positioned within desirable Chalkwell location, just a short stroll away from nearby seafront and station. This spacious family home boasts approximately 1,687 sq ft of accommodation and also provides plenty of potential for extension and improvement. This wonderful family home also benefits from estuary views, off street parking, garage to side and a secluded private rear garden.

The accommodation comprises; large reception hall, lounge, dining room, inner hallway, cloakroom and a kitchen breakfast room to the ground floor with landing, four bedrooms, family bathroom and a separate w/c completing the first. Externally, the property provides private frontage with paved off street parking for two cars, a garage to side and a secluded established garden to rear. Estuary views can be appreciated from the first floor.



The property is served by gas central heating and also offers a mixture of double glazing and leaded light windows throughout.

Situated in The Crossways, within the sought after 'Chalkwell Hall Estate' in Westcliff-on-Sea, this fabulous detached family home benefits from excellent location for local amenities which includes the nearby seafront and mainline railway station for commuters. Also within walking distance is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

With accommodation of approximately 1,687 sq ft and vast potential for improvements, we strongly advise internal viewings to avoid any disappointment.



doors leading to garden, coved cornice, ceiling rose with light, picture rail, two radiators and fitted carpet.

Inner Hallway

Ceiling light, storage and fitted carpet. Doors into:

Kitchen Breakfast Room 15'2 x 10'1 (4.62m x 3.07m) - Double glazed lead light windows to side and rear, door leading to garden, down lights, built in storage, part tiled walls, radiator, base, drawer and cupboard units with laminate worksurfaces and matching eye level wall cabinets, integrated electric oven and four ring electric hob with extractor over, one and a half bowl sink with drainer and taps, integrated washing machine and dishwasher, space for fridge and freezer and vinyl flooring.

First Floor Landing

Lead light window to side, two ceiling lights, loft access, exposed wall beam, picture rail, storage cupboard and fitted carpet. Doors into:

Bedroom One

16'8 x 13'3 (5.08m x 4.04m)
Lead light windows to front, ceiling light, picture rail, radiator and fitted carpet.

Bedroom Two

14'11 x 12'0 (4.55m x 3.66m)
Double glazed lead light windows to rear, ceiling light, picture rail, built in wardrobes, radiator and fitted carpet.



Entrance

Entrance door into:

Reception Hall 14'5 x 9'9 (4.39m x 2.97m) - Large hall with lead light windows to side and front, exposed ceiling beam, ceiling light, picture rail, stairs rising to first floor with understairs storage, radiator and fitted carpet. Doors into:

Dining Room 14'11 x 13'3 (4.55m x 4.04m) - Lead light windows to front and side, ceiling light, exposed ceiling beam, picture rail, radiator and fitted carpet.

Lounge 19'0 x 12'0 (5.79m x 3.66m) - Double glazed lead light windows to rear and side, double glazed lead light French

Bedroom Three 12'3 x 9'9 (3.73m x 2.97m)

Lead light windows to front and side offering sea views, ceiling light, picture rail, radiator and fitted carpet.

Bedroom Four 9'4 x 8'9 (2.84m x 2.67m)

Double glazed lead light windows to rear, ceiling light, picture rail, radiator and fitted carpet.

Bathroom

Double glazed lead light opaque window to side, down lights, bath with mixer tap and shower over, heated towel rail, wash hand basin with mixer tap, part tiled walls and tiled flooring.

Separate WC

Double glazed lead light opaque window to side, ceiling light, WC and tiled flooring.

Externally

Front Garden

Front garden with lawn, shrubs and paved providing off street parking for two cars. Single garage to side.

Rear Garden

Secluded rear garden measuring approx 40ft with lawn, shrubs, patio, shed and side access.

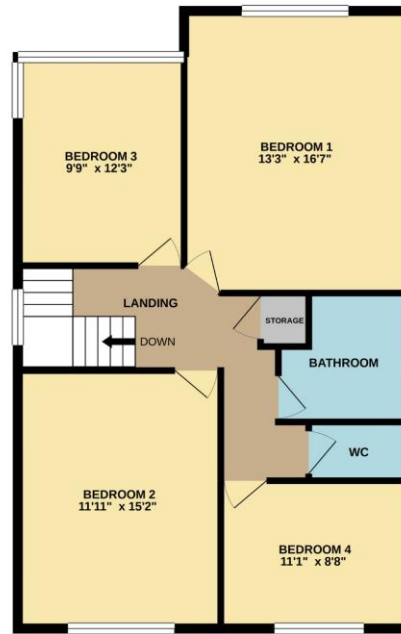




GROUND FLOOR
880 sq.ft. approx.



1ST FLOOR
807 sq.ft. approx.



TOTAL FLOOR AREA - 1687 sq.ft. approx.
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Price: £900,000 Freehold

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