



21 Hamilton Grange

21 Hamilton Grange Crowstone Avenue Westcliff-on-Sea Essex SS0 8JT

Home Estate Agents are pleased to offer for sale this well presented contemporary third floor apartment on Chalkwell/Westcliff seafront boasting a complete estuary vista as well as secure underground parking.

The accommodation comprises; secure communal entrance with lift to third floor and solid door into; entrance hallway, open-plan kitchen/lounge/diner, modern bathroom suite and two bedrooms with en suite to master. Externally, this fabulous apartment presents a private south facing balcony offering superb



Estuary views as well as communal gardens to front and secure underground parking.

The property is further served by gas central heating and offers double glazing throughout.

Situated on the corner of Crowstone Avenue and The Leas, this stunning complex is located with an impressive position on the seafront as well as being within a short walk of all nearby amenities which

include shops, cafés, restaurants and the local mainline railway station with fast links into London Fenchurch Street.





Open Plan Kitchen/Diner/Lounge 22'10 x 13'7 Min x 28'7 Max

Lounge Area

Engineered wood flooring, double glazed windows to side and front, double glazed sliding balcony doors, down lights, three radiators, TV point.

Kitchen Area

Double glazed window to side, sink with mixer tap, newly installed modern base, drawer and cupboard units with Corian worksurfaces with matching eye level wall cabinets, integrated four ring electric induction hob with extractor over, integrated fridge, freezer, washing machine and dryer, dishwasher and integrated Siemens oven and grill.

Balcony

South facing balcony offering estuary views.

Bedroom One 15'7 x 10'9

Fitted carpet, double glazed windows to front, ceiling light, radiator, built in sliding door wardrobes.



Entrance

Secure communal entrance with lobby and lift to third floor. Private entrance door into:

Hallway

Fitted carpet, down lights, thermostat, entry phone system, two radiators, storage cupboard plus airing cupboard. Doors to:

En-Suite

Tiled flooring and part tiled walls, down lights, extractor fan, double shower, wash hand basin with mixer tap, WC, heated towel rail.

Bedroom Two 11'7 x 7'0

Fitted carpet, double glazed sliding door onto the balcony, ceiling light, radiator.

Bathroom

Tiled flooring and part tiled walls, down lights, extractor fan, WC, wash hand basin with mixer tap, bath with shower over, heated towel rail.

Externally

Gardens

Pretty communal gardens

Communal Roof Terrace

Communal roof terrace offering estuary views.

Parking

Secure underground parking for one car

Lease Information

Lease 103 years remaining

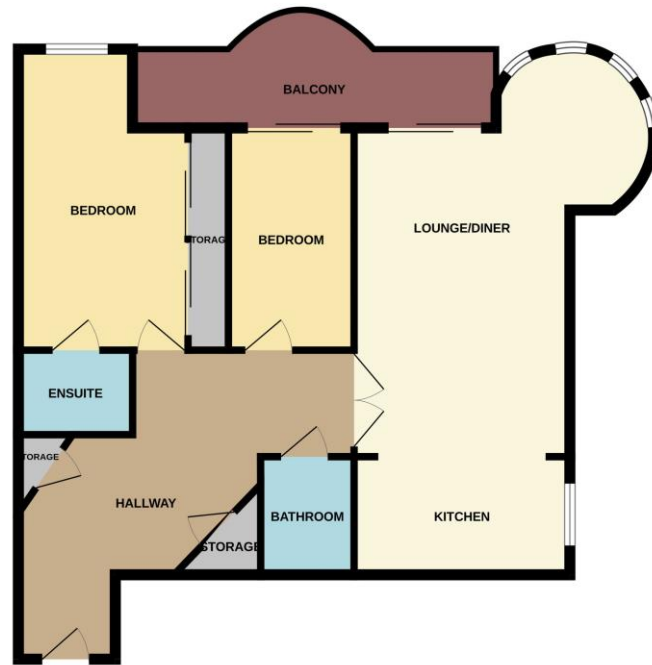
Ground Rent £250 Per Annum

Service Charge £3,000 Per Annum





GROUND FLOOR



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Guide Price £525,000 - £550,000 Leasehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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