



23 Hamilton Grange

23 Hamilton Grange 2 Crowstone Avenue Westcliff-on-Sea Essex SS0 8JT

Home Of Leigh are very excited to offer for sale one of the Penthouse apartments located at the top of the sought after Hamilton Grange development in Chalkwell, boasting a fabulous south facing terrace, two underground parking spaces and the huge advantage of no onward chain.

The accommodation comprises of communal entrance with stairs and lift access to all floors, main entrance hall, guest cloakroom, a super open plan lounge, kitchen & dining area with full width windows and patio doors leading to the terrace, two great size double bedrooms, one with access to a balcony and both with en suite facilities.

Externally the property has access to a panoramic south facing balcony with wonderful estuary views, two allocated underground parking spaces and communal gardens.



Located in the sought after Hamilton Grange on Crowstone Avenue with unspoilt estuary views, this top floor apartment has access to Chalkwell station, Leigh with its bustling shops, bars and cafes. This apartment must be viewed to fully appreciate the views and accommodation on offer and is one truly not to be missed.

Accommodation Comprises

The property is approached via secure entry phone system into a well maintained communal areas with stairs and lift access to all floors. Personal entrance door into:

Entrance Hall 19'1 max x 8'4 max

A great size entrance hall with wood flooring throughout, smooth plastered ceiling with inset spotlighting, large built in storage cupboard with ample space and housing hot water tank, two radiators. Doors to:



separate freezer, dishwasher and washing machine, a matching range of eye level wall mounted units with concealed lighting beneath and frosted glass doors, concealed boiler (n/t), central island with built in double NEFF oven and five ring gas hob with extractor hood above, tiled flooring, smooth plastered ceiling with inset spotlighting.

Lounge & Dining Area

With a continuation of wood flooring throughout, smooth plastered ceiling with inset spotlighting, two feature vertical radiators plus two additional skirting radiators, large built storage cupboard.

Bedroom One 18'5 max < 11'6 x 9'9

Double glazed window to rear aspect, carpeted, range of fitted floor to mirror fronted sliding wardrobes, smooth plastered ceiling, radiator. Door to:

En-Suite Bathroom 6'7 x 5'9

Modern three piece suite comprising panelled bath with mixer tap and shower attachment unit over, pedestal wash hand basin with mixer tap, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, built in vanity cupboard with additional glass shelving, heated towel rail.



Guest Cloakroom 5'2 x 3'9

Modern two piece suite comprising low level WC, pedestal wash hand basin, tiled flooring, smooth plastered ceiling with inset spotlighting, wall mounted eye level storage cupboard.

Open Plan Lounge/Kitchen & Dining Area 30'4 x 20'1 < 14'9

A fabulous south facing open plan living space with full height and width double glazed windows to front aspect with central patio sliding doors giving access to a south facing terrace with fabulous estuary views. The kitchen area is fitted to include a double stainless steel sink unit with mixer tap inset into a range of granite worksurfaces to the expanse of two walls with an abundance of cupboards and drawers beneath, integrated appliances (to remain) to include fridge and

Bedroom Two 14'9 x 9'1

Double glazed sliding patio doors to rear giving access to the balcony, carpeted, smooth plastered ceiling, radiator, floor to ceiling mirrored sliding door giving access to walk in wardrobe.

Walk In Wardrobe 5'6 x 4'1

Which is carpeted, smooth plastered ceiling with loft access, bespoke fitted hanging space and storage. Door to:

En-Suite Shower Room 6'1 x 4'3

Modern three piece suite comprising fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlighting, built in vanity cupboard with additional glass shelving, heated towel rail.

Externally

Balcony 30'7 x 10'6 < 6'7

With wooden balustrade and tiled floor enjoying a far reaching and stunning South facing view both towards London to the West and out to the pier and sea beyond to the East with a covered canopy over.

Lease Information

Lease: 103 years remaining

Ground Rent: £250 Per annum

Service Charge: £4826.82 (includes water, block electric, window cleaning and all other building maintenance including cleaning)

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

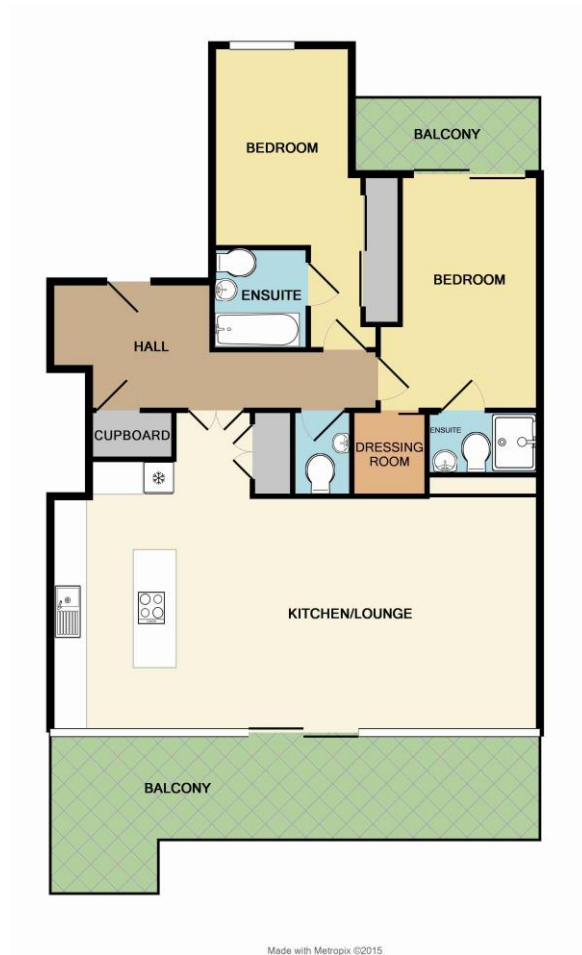












Price £785,000 Leasehold

HOME - The Estate Agent of Leigh
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