



FOR SALE

**Crowstone Road,
Westcliff-On-Sea SS0 8BZ**

Offers Over £160,000 Leasehold Council Tax Band - A

1  1  1  355.00 sq ft

- Off Street Allocated Parking
- Private Rear Garden With Direct Access
- Modern Finish With High Ceilings
- Open Plan Lounge/Kitchen
- Modern Shower Room
- Double Bedroom
- No Onward Chain
- Long Lease
- Close To Amenities
- Walking Distance To Mainline Station

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Situated in Crowstone Road in Westcliff-On-Sea, this recently refurbished ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Boasting a modern finish but with high ceilings, the property features a spacious open plan lounge and kitchen, perfect for entertaining or enjoying a quiet evening at home. The apartment comprises one well-proportioned bedroom and a contemporary shower room, ensuring comfort and convenience.

The recent renovations include new windows and flooring, enhancing the overall appeal and functionality of the space. Additionally, the property benefits from allocated off-street parking, a highly sought-after feature in this area, as well as a private rear garden, providing a delightful outdoor space for relaxation.

With no onward chain and a long lease of 246 years remaining, this apartment offers a hassle-free purchase process. Its prime location means you are within walking distance to the mainline station, making commuting to London and beyond both easy and efficient.

Please get in touch to arrange a viewing.

Measurements

Lounge/Kitchens - 17'4 x 12'7 (5.30m x 3.84m)
Bedroom - 11'11 x 7'10 (3.65m x 2.39m)
Shower Room - 7'9 x 2'11 (2.38m x 0.89m)

246 Years Remaining On The Lease

Service Charge - £1,332.17

Ground Rent - £175.00

Interior

The property is located on the ground floor meaning access is just along the hallway from the main door. Once you enter the apartment, the kitchen area provides plenty of storage space with matching wall and base units and built in oven and hob. There is a large breakfast bar with stools which provides ample space for dining and moving into the lounge area, the French doors leading out to the private rear garden provides plenty of light throughout the room. The bedroom is situated at the rear of the property and has an en-suite shower room and storage cupboard housing the boiler. The property boasts double glazing and gas central heating throughout.

Exterior

There is an allocated off street parking space for this apartment to the front and private rear garden to the rear.

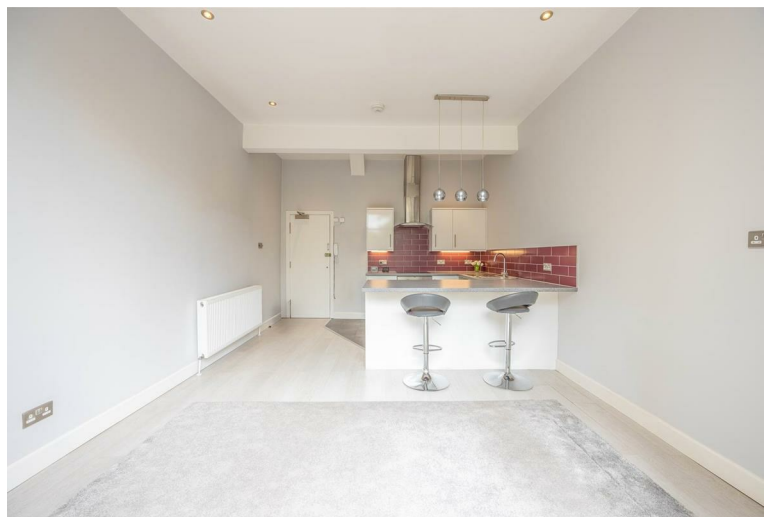
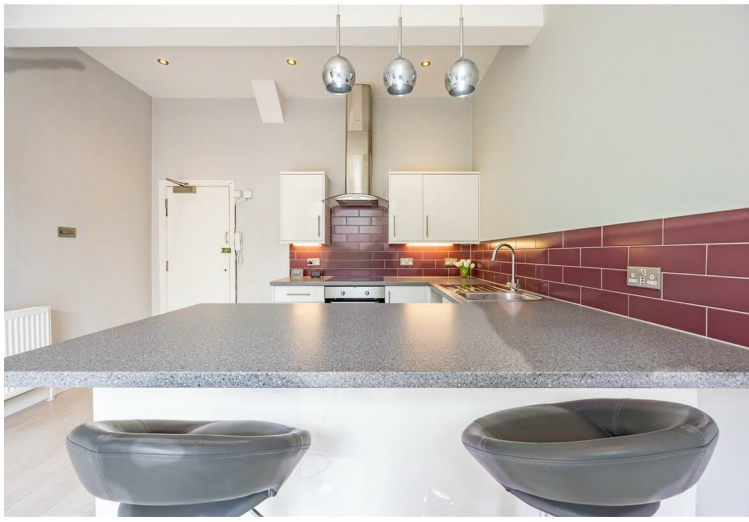
Location

Crowstone Road is a popular and central location in Westcliff-On-Sea and is in close proximity to Westcliff Mainline Station, Local Shops, Parks and Restaurants and Seafront.

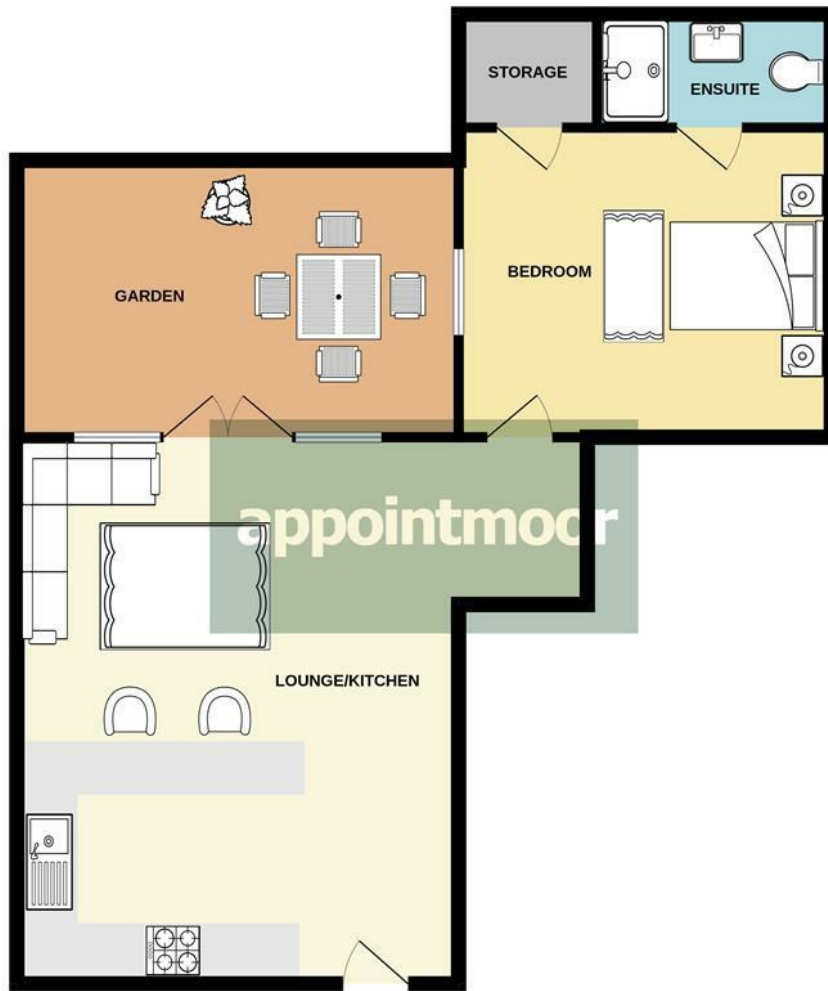
Tenure

Leasehold





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk

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