



FOR SALE

**Hillside Crescent,
Leigh-On-Sea SS9 1EP**

Offers Over £350,000 Freehold Council Tax Band - B

764.24 sq ft

- Beautifully Decorated Two Bedroom Ground Floor Apartment
- Stunning Lounge With Bay Window And Ornamental Fireplace
- Spacious Modern Kitchen/Diner With Integrated Appliances
- Private Paved Patio And Assigned Garden Area With Laid-To-Lawn Space
- Two Bright Double Bedrooms
- Located On A Picturesque Street Of Period Homes
- Second Bedroom With Double Doors To Garden
- Stylish Utility Area Matching Kitchen Aesthetic
- Walking Distance To Chalkwell Station And Beach
- Close To Chalkwell Park, Leigh Broadway Cafes, Restaurants And Boutique Shops

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

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Description

RARE FIND, SPACIOUS TWO BED GROUND FLOOR APARTMENT WITH OUTDOOR SPACE.

This character filled ground floor apartment effortlessly combines classic charm and modern living.

From the elegant lounge with bay window and feature fireplace to the sleek kitchen/diner and tranquil bedrooms, each space has been thoughtfully designed. The utility room, modern shower room, and flexible under-stairs nook ensure practicality without compromising style.

Located on a picturesque street of period properties, this home makes a memorable first impression. This home boasts a private patio and laid to lawn garden area, providing perfect spaces to entertain, relax, or simply soak up the sunshine.

With Chalkwell Station just a stroll away, this location is perfect for commuters seeking easy city access without sacrificing the benefits of seaside living. Leigh Broadway's cafes, bars, and shops offer a vibrant local lifestyle, while nearby parks and the coastline ensure plenty of opportunity for rest and recreation.

Measurements

Lounge

15'3 (into bay) x 10'10 x 12'1 (into alcoves) (4.67m (into bay) x 3.32m x 3.70m (into alcoves))

Kitchen/Diner

15'1 x 7'0 x 8'0 (4.60m x 2.15m x 2.46m)

Hallway

12'8 x 2'1 5'0 x 6'11 (3.87m x 0.64m) (1.54m under stairs x 2.11m)

Bedroom 1

12'9 x 8'10 x 10'1 into alcoves (3.89m x 2.71m x 3.09m into alcoves)

Utility

8'1 x 5'4 (2.48m x 1.63m)

Shower Room

8'0 x 3'4 (2.44m x 1.02m)

Hallway

9'2 x 2'4 (2.81m x 0.72m)

Bedroom 2

10'0 x 10'1 (3.07m x 3.08m)

Interior

Step into a beautifully decorated ground floor apartment that seamlessly blends period charm with modern functionality. Upon entry, you're welcomed by a hallway that leads into a warm and inviting lounge, adorned with a stunning bay window and an eye-catching ornamental fireplace set within a part bricked featured wall. A potential enchanting reading nook or ideal home office space is cleverly tucked under the stairs, perfect for work or relaxation. The first bedroom echoes the lounge's charm with another decorative fireplace and a generous window bathing the room in natural light. The heart of the home is a spacious, modern kitchen/diner with sleek integrated appliances, wooden flooring, and ample room for entertaining. Just beyond, the stylish utility area complements the kitchen's aesthetic, leading into a well appointed shower room with a corner shower, hand

basin, and W/C. A second hallway provides patio and garden access and steps up into the second bedroom, a serene and bright space with double doors that open straight into the garden.

Exterior

Set on a charming and sought after period street, this home has undeniable curb appeal, with steps leading up to the front door of the shared porch and with a bright, welcoming façade. To the rear, the apartment boasts its own paved patio area, perfect for al fresco dining and an assigned garden space enclosed by low-level fencing. The laid-to-lawn section offers a sunny, tranquil retreat for relaxing or gardening.

Location

Ideally positioned for lifestyle and convenience, this apartment is just a short walk from Chalkwell Station, a commuter's dream. The vibrant Leigh Broadway is nearby, offering a dynamic mix of coffee shops, restaurants, boutique bars and retail stores. Whether it's a morning latte, a lazy beach walk at sunset, or a stroll through Chalkwell Park, this location balances coastal charm with urban energy.

School Catchments

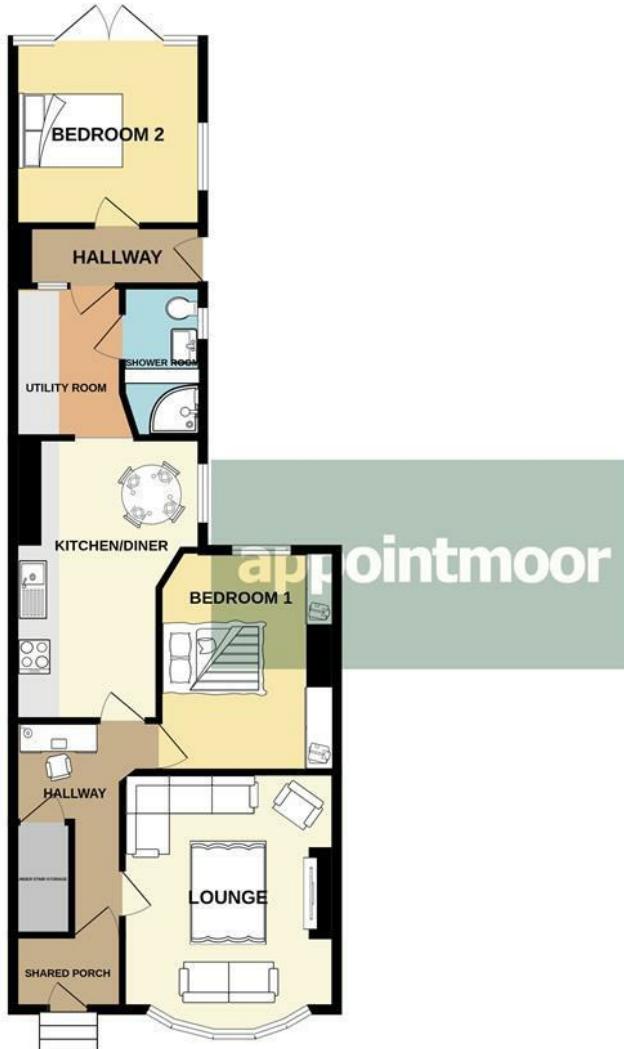
Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

Tenure

Freehold







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 indicative 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	
(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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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