



* GROUND FLOOR FLAT * TWO DOUBLE BEDROOMS * BEAUTIFUL COMMUNAL GARDENS * Nestled on the charming Crowstone Road in Westcliff-on-Sea, this delightful ground floor flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat by the coast. The flat features a generously sized lounge that overlooks the beautifully maintained communal gardens, providing a tranquil space to relax or entertain guests. The large shower room is modern and well-appointed, ensuring a refreshing start to your day. The fully fitted kitchen is designed with practicality in mind, making meal preparation a pleasure. Additionally, residents will benefit from a weekly one and a half hour service clean within the apartment or laundry services, adding an extra layer of ease to your living experience. This flat not only offers a comfortable home but also a lifestyle that allows you to enjoy the surrounding area. Westcliff-on-Sea is known for its picturesque seafront and vibrant community, making this property an excellent choice for those looking to embrace coastal living. With its appealing features and prime location, this flat is a wonderful opportunity not to be missed.

- Ground floor flat
- Large shower room
- Generously sized lounge overlooking the communal gardens
- Bedroom with fitted wardrobes
- Duty manager on site 24/7. Emergency callouts between 10.00pm and 8.00am.
- Two double bedrooms
- Modern fully fitted kitchen
- Hallway with three large storage cupboards
- Beautiful landscaped gardens
- Weekly one and a half hour service clean within apartment or laundry services

Crowstone Road

Westcliff-on-Sea

£280,000



Crowstone Road



Frontage

Car parking area, door to:

Hallway

10'9" x 8'7" > 6'1"

Solid wood entrance door to the front, coved ceiling, three storage cupboards with shelving, wall hung radiator, emergency pull chord inset coconut rug with carpet.

Bedroom One

16'4" > 14'0" up to wardroves x 10'5"

Coved ceiling with a pendant light, double glazed window to the rear overlooking the communal garden, floor to ceiling built-in wardrobes with hanging rails and shelving, radiator, carpet.

Bedroom Two

11'8" x 9'0"

Coved ceiling with a pendant light, double glazed window to the rear overlooking the communal rear garden, radiator, carpet.

Wet Room

7'11" x 7'11"

Smooth ceiling with inset spotlights, extractor fan, wall hung electric heated towel rail, low-level WC with a higher toilet seat than the standard WC, pedestal wash basin, wet room style shower with a hand rail and a wall mounted shower seat, fully tiled walls.

Lounge

16'4" x 13'7" > 10'11"

Coved ceiling, double glazed window to the rear overlooking the communal garden, radiator, feature fireplace with a wooden surround and a marble hearth, carpet, door to:

Kitchen

10'6" x 8'0"

Double glazed window to the front. Modern fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, sets of drawers, floor to ceiling unit with an integrated oven and grill, four-ring electric hob, space for a washing

machine, space for a fridge, space for a freezer, cupboard housing a Vaillant Echo fit pure boiler, stainless steel sink and drainer with a chrome mixer tap, radiator, laminate flooring.

Communal Gardens

Multiple landscaped communal gardens which have blocked paved paths and well established flowers and shrubs, with seating areas and large lawn spaces.

Services

Duty manager on site 24/7. Emergency callouts between 10.00pm and 8.00am. Weekly one and a half hour service clean within apartment or laundry wash and dry and up to 45 minutes ironing. Restaurant facility offering a two course lunch every day. Family and friends welcome. Handyman. Laundry service.

Facilities

Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens and car parking. Communal front door opened by staff or Owners key or fob. Emergency alarm call system.

Accessibility

All areas are wheelchair accessible. Situated in Westcliff on Sea and within 400 yards of the local shops and supermarket. Good local amenities including doctor's surgery, chemist and shops.

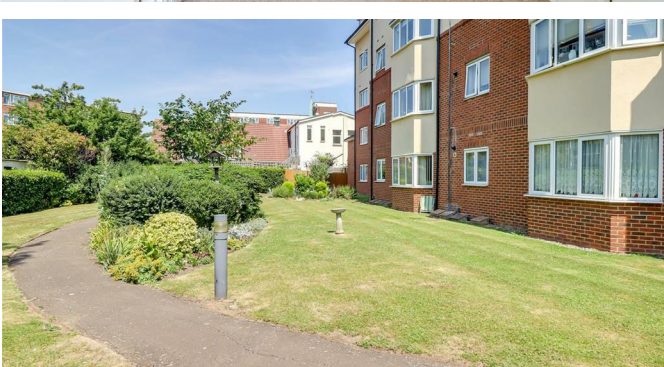
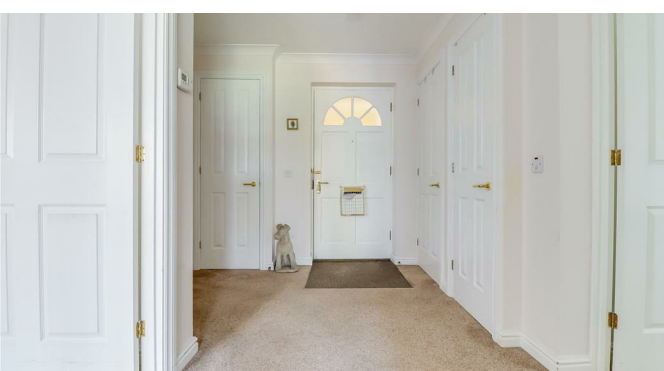
Lifestyle

Alston Court has attractive communal areas. The busy social programme includes coffee mornings and evening chat nights, monthly themed suppers or entertainment events and quiz nights. The Hobbies Room affords a place for like-minded Owners to meet for a game of scrabble, cards or Rummikub.

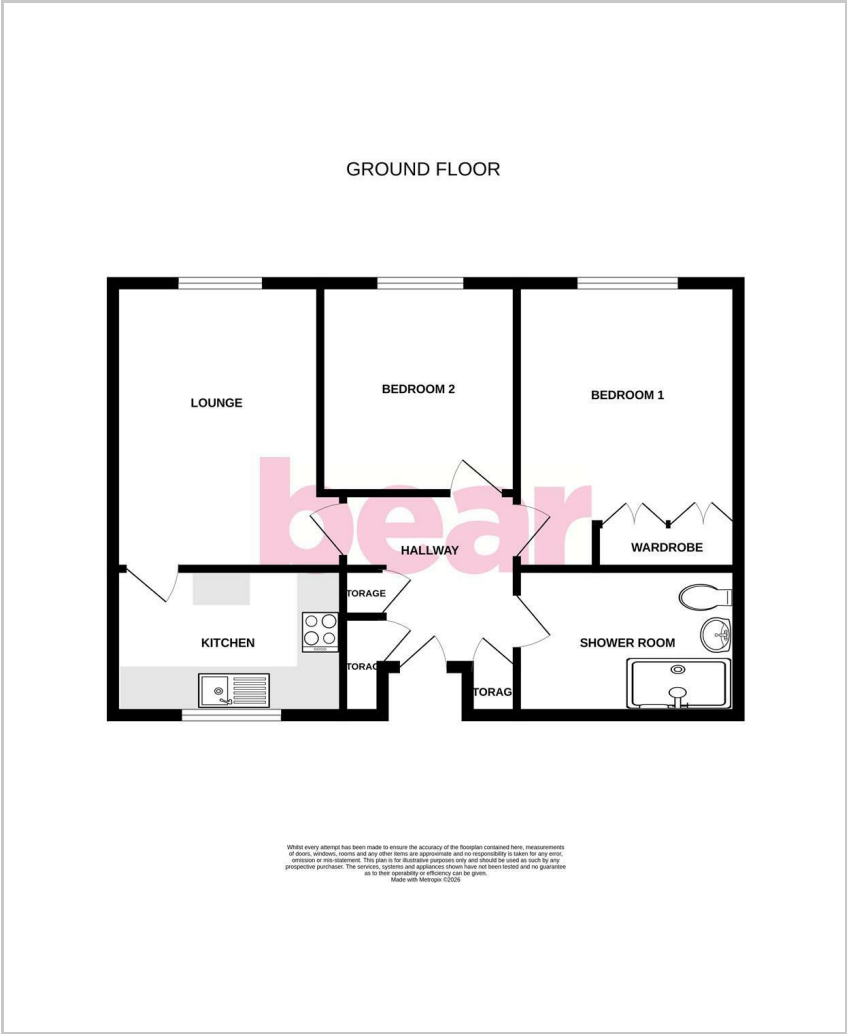
New Owners are accepted over 60 years of age. Pets are welcome (subject to terms of the lease).

Agents Notes:

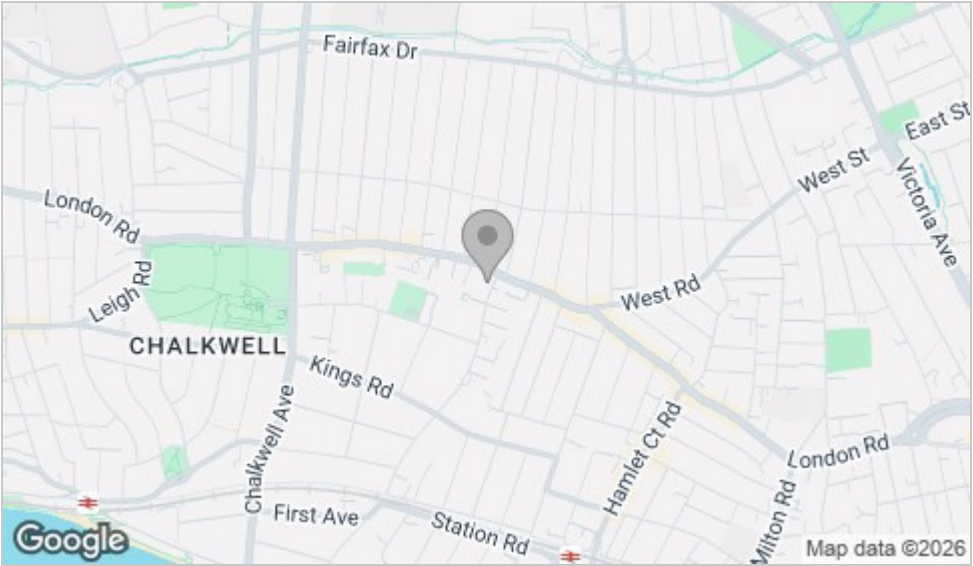
Council tax band: D



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

