



Crowstone Avenue

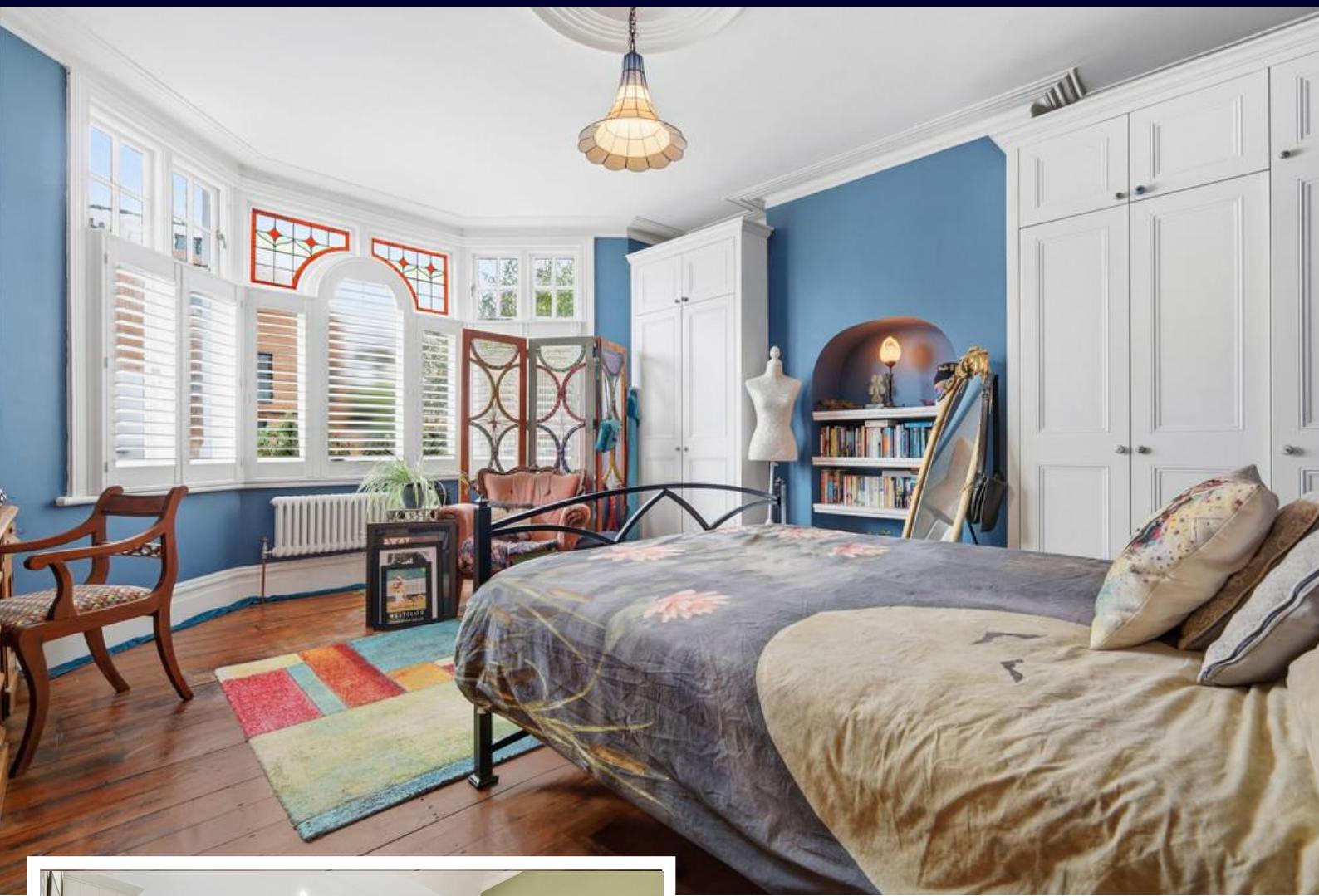
Westcliff-on-Sea

- GROUND FLOOR FLAT
- TWO BEDROOMS
- STUNNING DESIGN THROUGHOUT
- PEPPERCORN GROUND RENT AND LONG LEASE

Guide Price £350,000 to £375,000

A stunning contemporary ground floor flat, which has been beautifully transformed over recent years featuring off road parking, a west backing garden while being a short walk to the seafront.





Hair & Son are delighted to present to the market this impressive two bedroom ground floor flat, the property has been beautifully renovated to a high standard throughout over the last few years by the current vendor. This refurbishment has given the home a tranquil space filled with character and modern finishes. This internal condition is complemented with the super convenient location which is a short walk to the seafront. The property also has the benefit of a private rear garden and off road parking.

Upon entering the property you are brought into a hallway with original wooden flooring that has been stained and varnished, the hallway provides access to the two bedrooms and the spacious living room which also have the lovely wooden flooring.

The main bedroom measures 16'5 x 13'1, with built in wardrobes and shutters to the windows, an abundance of natural light is given in this room while it also retains a large amount of its period charm. The second bedroom is located further down the hall is neutrally decorated with great space for a second room.

The current vendor has carefully reconfigured the layout to give the best output for living, entertaining and relaxation. The living room is in the heart of the property, this is a great space to relax and gives a warm and inviting area for the home.



The bathroom comprises of a three piece suite with fully tiled flooring and part tiled walls. The focal feature of this room is the stunning bathtub.

At the rear of the ground floor flat is where you will find the fitted kitchen and dining area which is occupied by a table and chairs. The kitchen features ample cupboard space with a range of base level units, and some eye level units. There is great space for the white goods, as well as an integrated dishwasher. The design is of black quartz worktops with the flooring being laminate.

The garden is a mixture of a paved patio area and artificial grass. To the front you have off road parking.

Crowstone Avenue is a sought after residential area being within walking distance to Chalkwell seafront, Westcliff Train Station with direct links to London. The property is within a short drive to Old Leigh and Leigh Broadway with all its amenities.

The lease has recently been extended on the property to 157 years. Therefore the ground rent has been set to a peppercorn rent.

A viewing is advised to appreciate the standard and space that is offered with the property.

BEDROOM ONE

16' 5" x 13' 1" (5mx 3.99m)

BEDROOM TWO

11' 10" x 11' 0" (3.61m x 3.35m)

LIVING ROOM

20' 0" x 11' 7" (6.1m x 3.53m)

KITCHEN/DINING ROOM

16' 1" x 10' 10" (4.9mx 3.3m)

BATHROOM

PRIVATE REAR GARDEN

OFF ROAD PARKING

TENURE

LEASE REMAINING - 157 YEARS

GROUND RENT - PEPPERCORN

EPC - TBC

COUNCIL TAX - C

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





Total area: approx. 87.3 sq. metres (939.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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