



# FOR SALE

## **Crowstone Avenue, Westcliff-On-Sea SS0 8JT**

Guide Price £475,000 Leasehold Council Tax Band - F

936.47 sq ft

- Ultra-Modern Two Bedroom Apartment With Clean, Contemporary Styling
- Glass Balcony Offering Uninterrupted Sea Views And Stunning Sunsets
- Gated Private Underground Parking Space
- Secure Key Fob Entry In A Well-Maintained, Landscaped Development
- High-Spec Kitchen With Integrated Appliances And Minimalist Design
- Bedroom One Featuring Private Ensuite With Sleek Finishes
- Bright Open-Plan Living Area Ideal For Relaxation And Entertaining
- Generously Sized Bedrooms With Brand New Plush Carpets
- Prime Westcliff Seafront Location Near Stations, Shops, And Promenade
- Excellent Transport Links To London Via Nearby Train Stations

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

**appointmoor**

## Description

**\*\*GUIDE PRICE £475,000 - £500,000\*\* NO CHAIN\*\***

Situated on the vibrant seafront, this beautifully presented two bedroom apartment offers ultra-modern living in one of Westcliff's most desirable locations. Boasting a stylish open-plan kitchen/lounge/diner, the property is perfect for entertaining and everyday comfort.

Enjoy uninterrupted sea views from your very own glass-fronted balcony, ideal for morning coffees or evening sunsets. With sleek, contemporary finishes throughout, this home oozes luxury. The property has secure underground parking for your vehicle makes living here practically a breeze.

The location offers immediate access to the promenade, cafés, and local amenities, making every day a little more tranquil.

### Measurements

Hallway

16'0 x 3'1 (4.90m x 0.95m Entrance door to wall)

19'7 x 3'6 (5.97m x 1.07m)

Kitchen/Lounge/Diner

20'0 x 14'2 (6.10m x 4.33m)

11'10 x 12'3 (3.62m x 3.75m)

Bathroom

5'11 x 5'1 (1.82m x 1.55m)

Bedroom 1

12'0 x 9'5 x 14'3 x 3'11 (3.68m x 2.89m x 4.43m x 1.21m)

En-Suite

5'1 x 3'6 (1.57m x 1.09m)

Bedroom 2

9'1 x 9'10 (2.79m x 3.00m)

### Interior

Step inside this ultra-modern two bedroom apartment and experience a beautifully presented interior designed with clean, contemporary styling throughout. Both bedrooms are generously sized and feature brand new, plush carpets, adding warmth and comfort to the sleek aesthetic. The open-plan living area flows effortlessly, creating a bright and inviting space ideal for both relaxation and entertaining. The kitchen is finished to a high standard with integrated appliances, modern cabinetry, and minimalist lines. A stylish family bathroom offers a calm, spa-like feel with modern fittings and a neutral palette, while the master bedroom benefits from a private ensuite, also finished with sleek, high-quality fixtures. Every detail has been carefully considered, resulting in a fresh, low-maintenance home that's ready to move into.

### Exterior

This striking modern apartment complex boasts a commanding position with uninterrupted sea views. The property features a sleek glass balcony, perfect for enjoying the coastal outlook and sunsets over the estuary. Residents benefit from a private underground car parking space, offering security and convenience in this prime location. The

apartment block is clean and secure with key fob entry. The front of the property is landscaped with mature shrubbery creating a relaxing environment.

### Location

Perfectly positioned on the prestigious Westcliff seafront, this apartment enjoys one of the most desirable addresses in the area. Just moments from the beachfront promenade, it offers effortless access to scenic coastal walks, charming cafés, popular restaurants, and leisure facilities. The property is also conveniently located near Westcliff and Chalkwell train stations, providing direct links to London - ideal for commuters. Excellent access to boutique shops and attractions such as the Cliffs Pavilion Theatre are all within walking distance, making this an exceptional location for both lifestyle and convenience.

### School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery  
Belfairs Academy

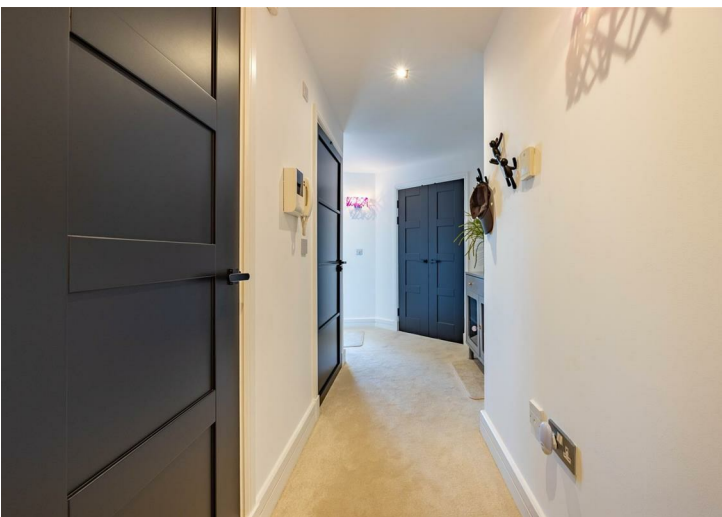
### Tenure

Remaining Lease Length: 193 years

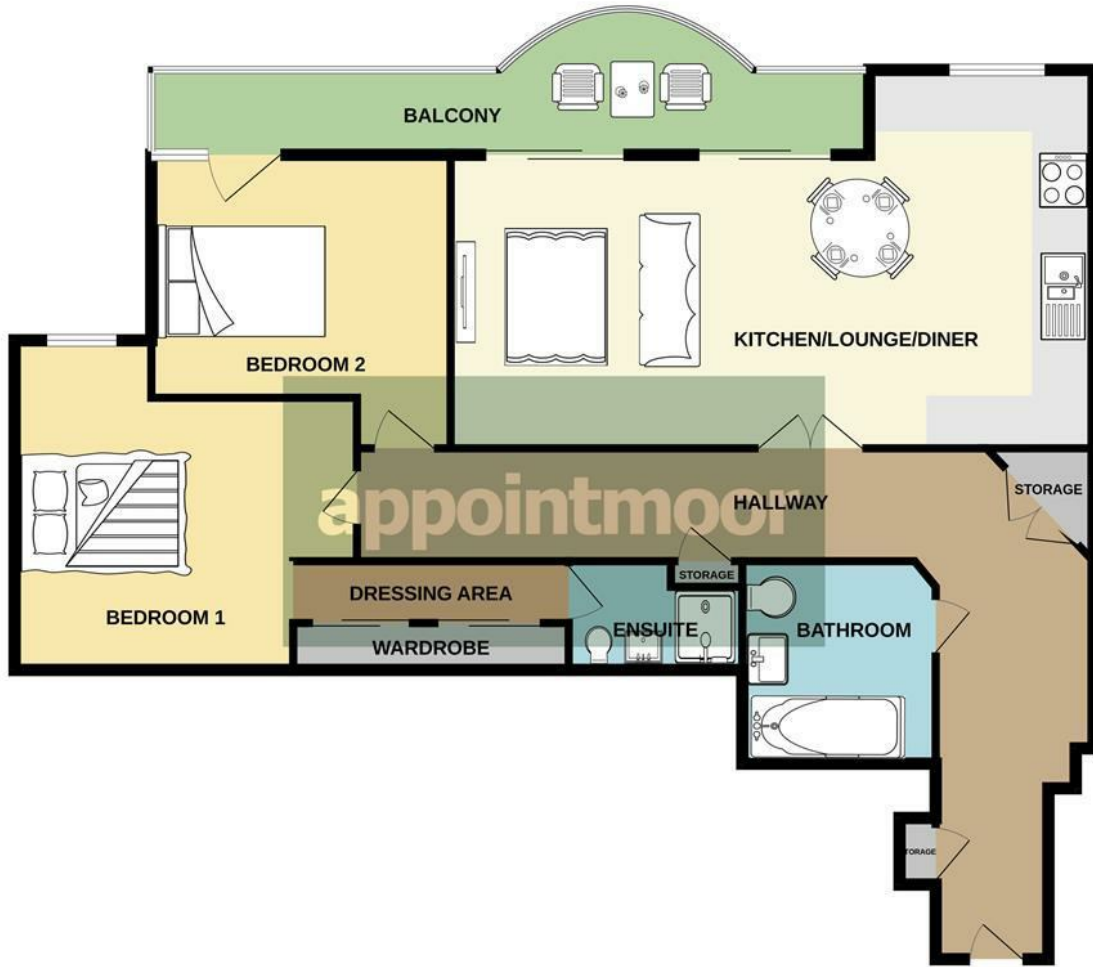
Annual Ground Rent: £0

Annual Service Charge: £3,862.00

Managing Agent: Metta Property Management



# SECOND 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82	85

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

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