

Ist Call

SALES AND LETTINGS



Crowstone Road, Westcliff on Sea, SS0 8LQ

£475,000

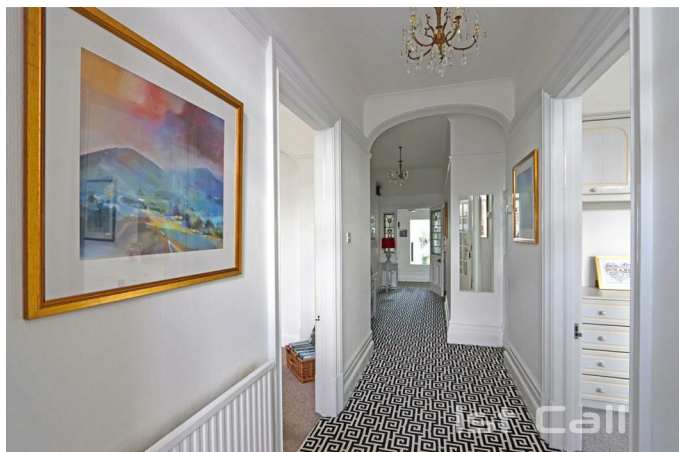
Exceptional ground floor flat in detached Victorian building! 3 beds, 18'8" lounge, conservatory, private garden, double garage. New 999yr lease! Near seafront & station. Must view!

This extraordinary ground floor apartment occupies the entire ground floor of an impressive detached double-fronted Victorian building, offering exceptional space and character that must be experienced to be believed. Beautifully presented throughout while retaining charming original features, the property provides three versatile bedrooms - two large doubles and a third currently serving as a home office. The generous living accommodation includes a bright 18'8" lounge, separate conservatory/dining area overlooking the stunning private rear garden, plus a well-appointed fitted kitchen, bathroom, and additional shower room. A useful basement provides excellent storage or potential for further living space conversion. The meticulously maintained private rear garden creates a peaceful sanctuary, while practical benefits include a detached double garage and convenient rear access parking. The location is exceptional, combining the tranquillity of this prestigious residential area with easy access to the seafront and Westcliff railway station - perfect for both coastal living and London commuting. This rare opportunity includes a brand new 999-year lease on completion, providing ultimate long-term security. The combination of substantial accommodation, period character, private outdoor space, and prime location makes this an outstanding proposition. An internal viewing is absolutely essential to appreciate the remarkable scale and quality this unique property offers.

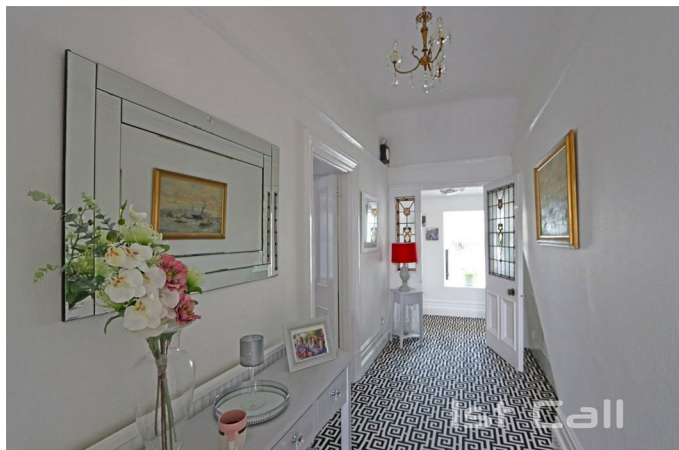
Accommodation Comprising

Double doors to enclosed storm porch with picture rail and coved ceiling, further part glazed door to...

Large Entrance Hall



Two radiators, built in meter and store cupboard, original coloured lead lite door and window to further inner hallway, coved ceiling, doors off to...



Lounge 18'8 into bay x 14' (5.69m into bay x 4.27m)



Large double glazed bay window to front with fitted plantation shutters, two radiators, feature fireplace with stone surround and inset gas 'real flame' fire, picture rail, ornate coved ceiling with ceiling rose...



Bedroom 1 18' into bay x 13'8 (5.49m into bay x 4.17m)



Large double glazed bay window to front with fitted plantation shutters, two radiators, comprehensive range of fitted wardrobe cupboards, drawer units and dressing table, picture rail, ornate coved ceiling with ceiling rose...

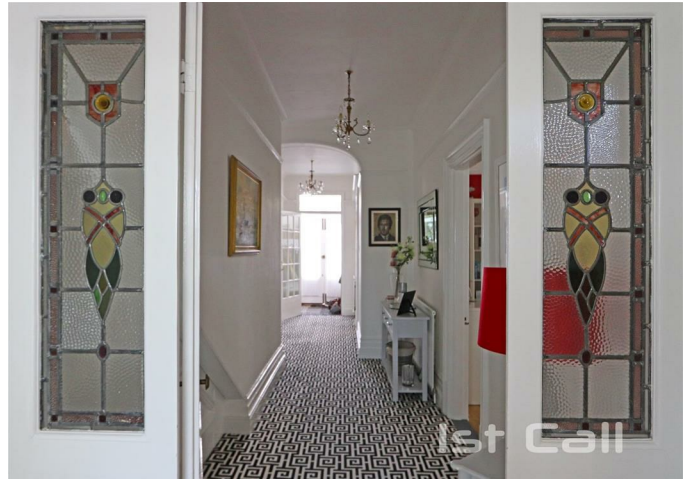


Bedroom 2 13'8 x 12'1 (4.17m x 3.68m)



Large obscure double glazed oriel bay window to side, radiator, laminate wood flooring, picture rail, ornate coved ceiling with ceiling rose...

Inner Hallway



Opening through to conservatory, door to basement, doors off to...



Bedroom 3/ Office 9'7 x 6'4 (2.92m x 1.93m)



Obscure double glazed window to side, radiator, fitted desk unit with integrated drawers and cupboard...

Kitchen 12'2 x 9'8 (3.71m x 2.95m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob with oven below and concealed extractor hood over, space and plumbing for dishwasher, space for fridge/ freezer, matching range of wall mounted units, fully tiled walls and flooring, smooth plastered ceiling with inset spotlights, double glazed window overlooking rear garden...

Bathroom 6'4 x 6'2 (1.93m x 1.88m)



White suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., radiator, fully tiled walls and flooring, obscure double glazed window to side...

Shower Room 6'9 x 5'2 (2.06m x 1.57m)



White suite comprising enclosed corner shower cubicle, vanity wash hand basin and low level W.C., heated towel rail, fully tiled walls and flooring, two obscure double glazed windows to rear...

Conservatory 16' x 8'6 (4.88m x 2.59m)



Double glazed to three aspects with french doors to garden, radiator, wood flooring...

Basement 14'11 x 13'4 (4.55m x 4.06m)



Accessed via staircase from inner hallway, two obscure double glazed windows to side, bilge pump, plumbing for washing machine...

Externally



Front Garden

Own front garden with steps up to entrance, well planted with range of flowers/ shrubs...

Rear Garden



Beautifully tended and secluded rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, further paved patio area and gate providing access to...



Double Garage & Off Street Parking



Accessed via shared driveway to side of property, double width garage with two up & over doors, power & light connected, concreted hardstanding in front of garages providing off street parking...

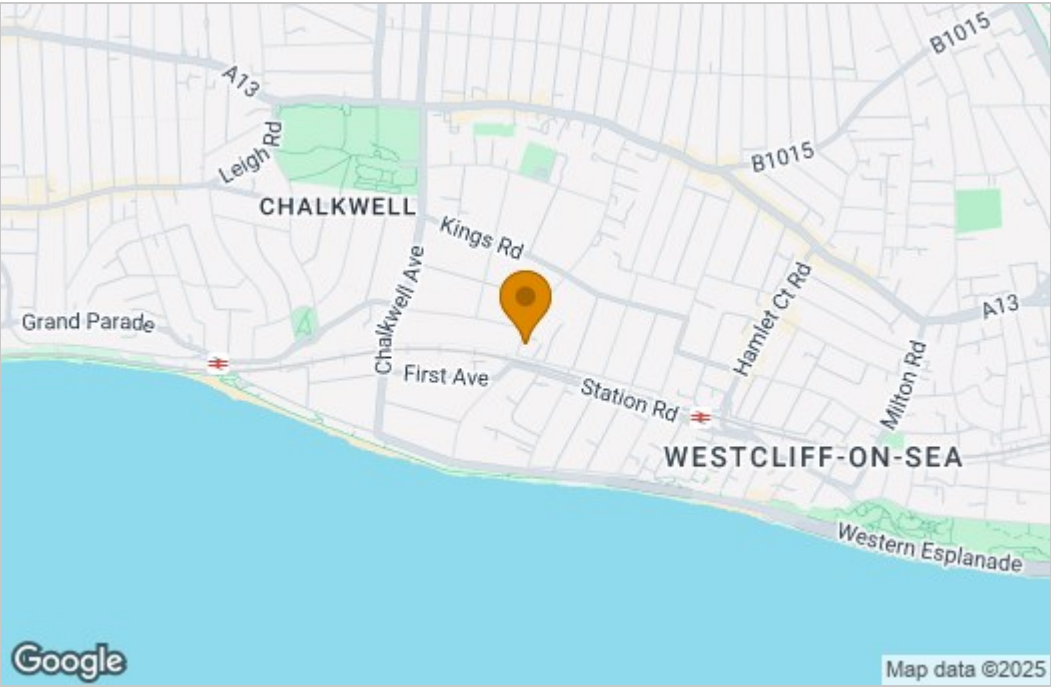
Agents Note

We understand from the seller that the property will be sold with the benefit of a new 999 year lease upon completion...

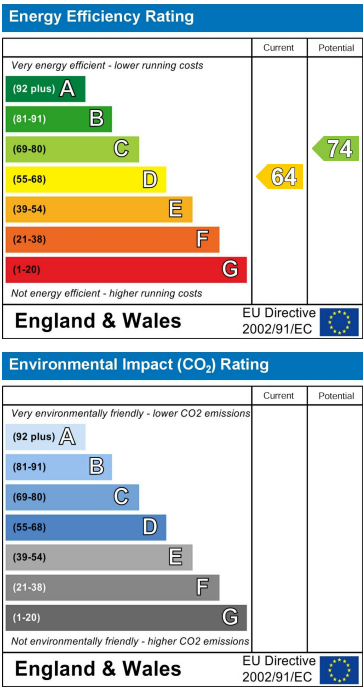
Floor Plan



Area Map



Energy Efficiency Graph



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