



\* £190,000- £200,000 \* Located on the desirable Crowstone Road in Westcliff-on-Sea, this spacious ground floor flat offers a perfect blend of comfort and convenience. With one generously sized reception room, this property boasts a welcoming lounge diner that is ideal for both relaxation and entertaining. The modern fully fitted kitchen is a delight for any home cook, providing ample space and contemporary fixtures to make meal preparation a pleasure. The flat features one well-appointed bedroom, ensuring a peaceful retreat at the end of the day, and a stylish bathroom that adds a touch of luxury to your daily routine. Additionally, the property benefits from allocated parking at the front, a valuable asset in this sought-after area. Location is key, and this flat does not disappoint. It is just a short walking distance from Westcliff Station, making commuting a breeze. For those who enjoy the outdoors, Chalkwell Beach is nearby, offering a lovely spot for leisurely strolls or a day by the sea. Furthermore, the vibrant amenities of Hamlet Court Road are within easy reach, providing a variety of shops, cafes, and services to cater to your everyday needs. This flat is an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a prime location. Do not miss the chance to make this charming property your new home.

- Character ground floor flat
- Allocated parking to the front
- Traditional features throughout
- Generously sized lounge-diner
- Modern fully fitted kitchen
- Stylish three-piece bathroom
- Walking distance to Westcliff Station and Beachfront
- Leigh Broadway shopping facilities close by
- London Road local amenities at the end of the road
- Excellent condition throughout, gas central heated and double glazed

## Crowstone Road

Westcliff-On-Sea

**£190,000**

Price Guide



# Crowstone Road



## Frontage

Concrete hardstanding creating allocated parking for one large vehicle, access to:

## Communal Hallway

Original double wooden entrance doors to the front, carpet, door to:

## 'L' Shaped Hallway

Smooth ceiling with inset spotlights, entry phone system, solid wood entrance door to the side, radiator, laminate flooring, door to:

## Lounge-Diner

16'11" x 16'6" into the bay

Smooth coved ceiling with a ceiling rose, double glazed bay windows to the front, with pull-up blinds to the bottom half, two four-column radiators, laminate flooring.

## Kitchen

8'4" x 6'7"

Smooth ceiling with two pendant lights, obscured double glazed windows to the rear. Modern shaker style kitchen comprising of; wall and base level units with a square edge laminate worktop, sink and drainer with a brushed brass tap, integrated oven and grill with an integrated four ring induction hob with an extractor fan above, integrated fridge freezer, integrated washing machine, tiled splashback, wall mounted Vaillant Ecofit boiler, set of drawers, lino flooring, radiator.

## Bedroom

14'1" x 11'5"

Obscured double glazed windows to the side with pull-up blinds to the bottom half, floor to ceiling fitted wardrobes, smooth coved ceiling

with a pendant light, four column radiator, carpet.

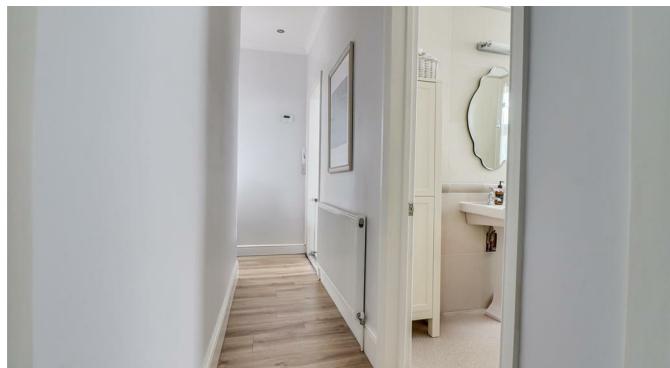
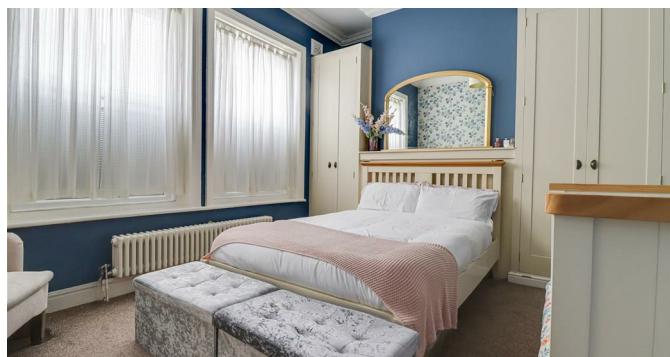
## Three Piece Bathroom

8'2" x 5'5"

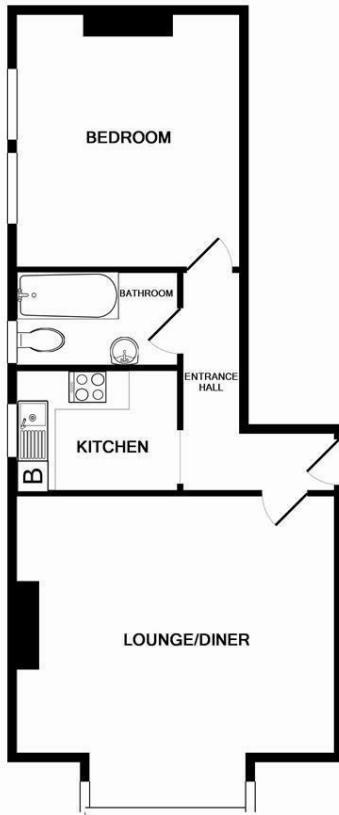
Smooth ceiling, obscured double glazed window to the side, panelled bath with a shower over, low-level WC, chrome heated towel rail, tiled walls and flooring.

## Agents Notes:

Council tax band: B



## Floor Plan

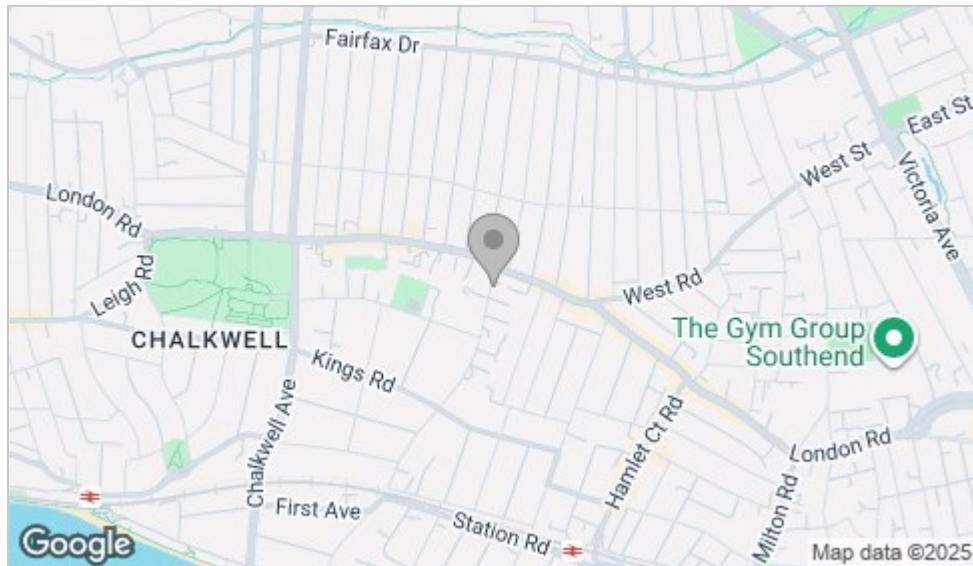


TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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.

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## Energy Efficiency Graph

