



\*\*\*GUIDE PRICE 425,000 - 450,000\*\*\* \* SHARE OF FREEHOLD \* PRIVATE GARDEN \* PARKING FOR TWO \* NO ONWARD CHAIN \* COMPLETELY RENOVATED \* MULTIPLE BATHROOMS AND BALCONIES \* This imposing property sits proudly on Crowstone Road within the prestigious 'Chalkwell Hall' Estate. It offers fully renovated accommodation spread over the first and second floors with; four great-sized bedrooms, a bay-fronted lounge, a contemporary kitchen with direct access to the private garden, two bathrooms and two west-facing balconies, while to the front, there is even two allocated parking spaces!

For schooling, Barons Court and Milton Hall Primaries are within catchment, as well as Belfairs Academy, while the prestigious grammar schools of the borough are only a walk away. There are amenities and bus links literally around the corner and a short walk to Chalkwell Station for London commuters. Chalkwell Park and the ever-popular Leigh Broadway are both only a stroll away and the beachfront and Chalkwell Esplanade are virtually at the bottom of the road too. The property is available to view now with a share of the freehold and no onward chain!

- Share of freehold
- Two allocated parking spaces
- Walk to Chalkwell Station
- Four great-sized bedrooms
- Characterful period building
- Private section of garden
- Prestigious 'Chalkwell Hall' Estate
- Completely renovated throughout
- Two west-facing balconies
- No onward chain building

## Crowstone Road

Westcliff-On-Sea

**£425,000**

Price Guide





# Crowstone Road



## Frontage/Allocated Parking

Tandem parking for two vehicles and an impressive terrazzo step and an overhanging porch with access to:

## Entrance

Communal entrance with further private front door and stairs up to first floor landing, new carpet, two radiators, cupboard and doors to all rooms with a further staircase up to second floor landing.

## Lounge

17'6 x 12'2

UPVC double glazed bay fronted window, two radiators, skirting and new carpet.

## Kitchen-Diner

14'0 x 11'1

UPVC double glazed window and door to rear for garden access down exterior steps to the private rear section of the garden. Spacious kitchen-diner with tiled floor, radiator, inset spotlights, a newly fitted kitchen has a range of wall and base level units with straight edge work surfaces and inset sink with mixer tap, integrated oven with gas hob and extractor hood and space for all appliances and a fitted cupboard housing the boiler.

## Bedroom with Balcony

10'8 x 7'4

UPVC double glazed French doors out to a west-facing balcony, radiator, skirting and new carpet.

## Bedroom

14'8 x 12'2

UPVC double glazed window to rear aspect, radiator and new carpet.

## Bathroom and W/C

UPVC obscured window to side aspect, two-piece suite comprising bath with shower over, vanity unit with wash basin, tiled flooring and walls, obscured double glazed window, inset spotlights, chrome heated towel rail, separate W/C.

## Second Floor Landing

Large window to side aspect, new carpet and doors to all rooms.

## Bedroom

15'8 x 12'2

UPVC double glazed French doors and sidelights out to a top floor west-facing balcony, radiator, fitted cupboard, skirting and new carpets.

## Bedroom

13'0 x 12'2

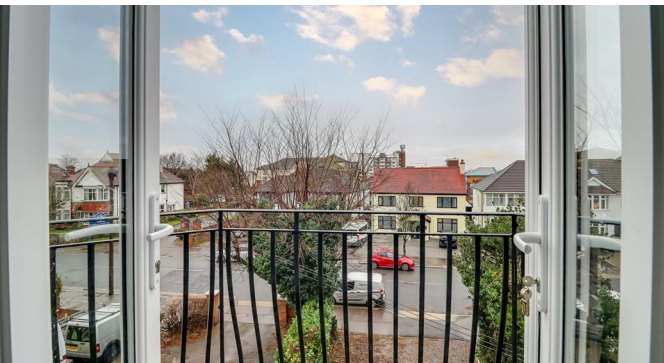
UPVC double glazed window to rear aspect, radiator, skirting and new carpet.

## Shower Room

Three-piece suite comprising walk-in shower, low-level WC, vanity unit with wash basin, chrome towel rail and inset spotlights.

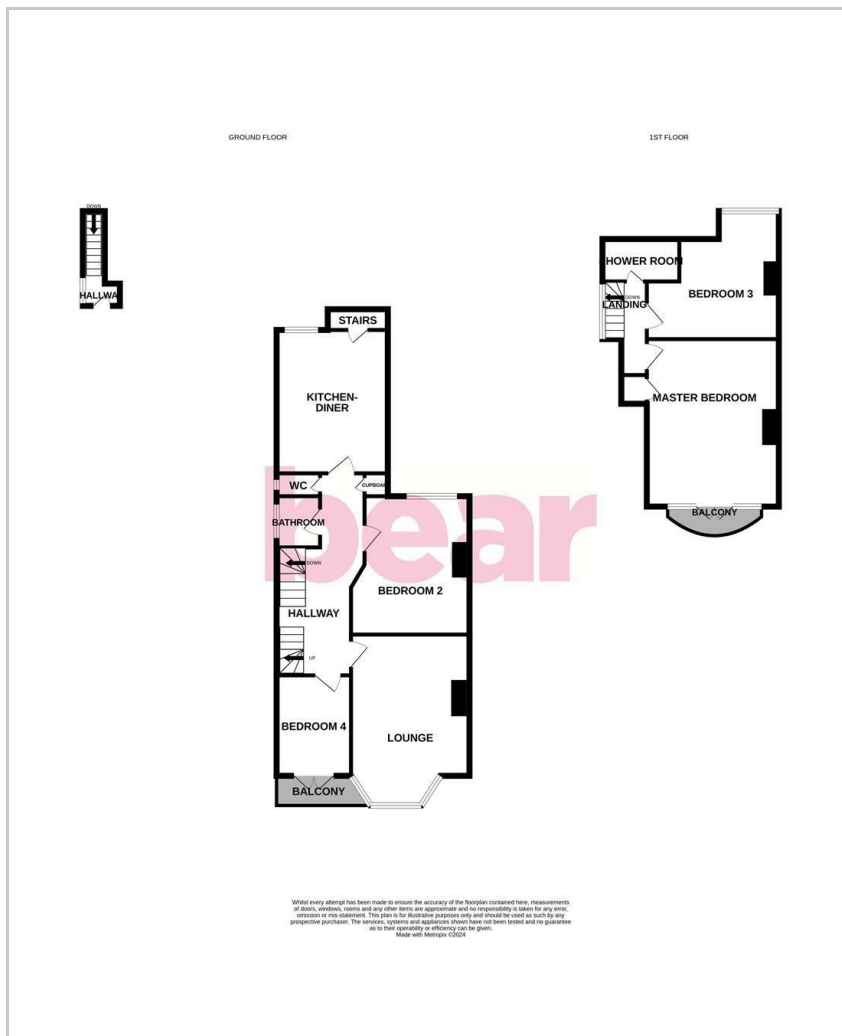
## Rear Garden

Stairs from kitchen down to own private section of the rear of the garden.

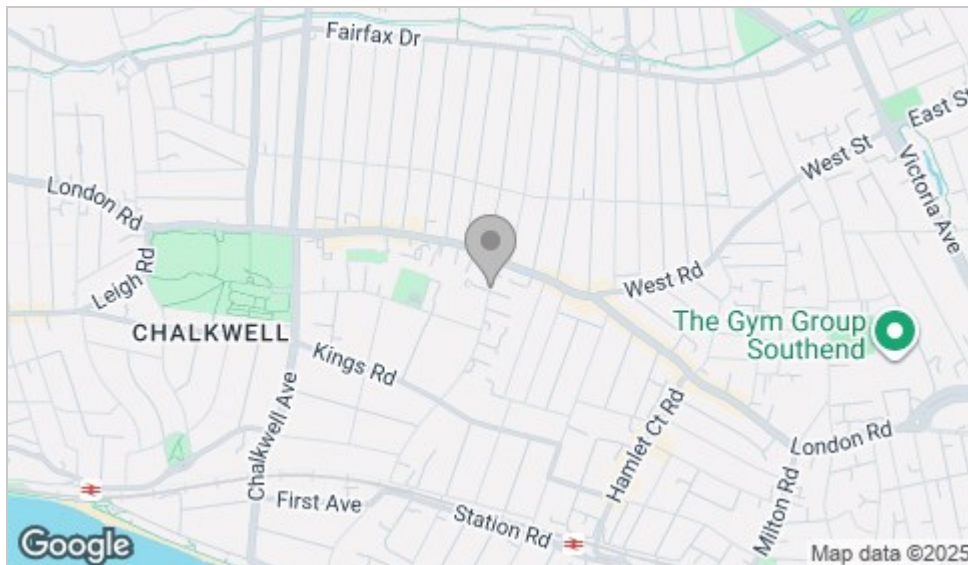




## Floor Plan



## 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.

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## Energy Efficiency Graph

