



TO LET

Crowstone Avenue, Westcliff-On-Sea SS0 8HU

£1,500 PCM Deposit Required - £1,730 Council Tax Band - C

- Spacious Three Bedroom
- Great Size Reception Rooms
- Close To The Beach
- Two Balconies
- Modern Kitchen
- Good Size Living Room
- Modern Bathroom
- Short Walk To C2C Train Station
- Off Street Parking Available
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

Welcome to Crowstone Avenue, Westcliff On Sea, Essex! This stunning First floor Maisonette boasts a prime location with easy access to all amenities and half a mile from Westcliff station.

With a great spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features three double bedrooms, providing ample space for a family.

For those who value outdoor space, you'll be delighted to find not just one, but two large balconies where you can enjoy your morning coffee or unwind after a long day. The property also benefits from its own

entrance, providing a sense of privacy and exclusivity.

Parking is often a concern, but fear not, as this flat comes with parking for one vehicle, ensuring you always have a convenient place to park.

With three double bedrooms, this flat offers versatility and space, making it an ideal choice for a range of Tenants. The location is simply unbeatable, offering easy access to local shops, restaurants, the beach and transport links.

Call Now To Arrange A Viewing.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 68 71 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 64 67 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |

AGENTS NOTES: Appointmentmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**