



FOR SALE

Crowstone Court, Westcliff-on-Sea SS0 7SQ

£535,000 Leasehold - Share of Freehold

- Leas Conservation Area
- Luxury Seafront Apartment
- Two Bedrooms
- Two Bathrooms
- 22 ft Living Area
- South Facing Terrace Balcony
- Brand New Kitchen
- Secure Allocated Parking
- No Onward Chain
- Share in Freehold

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

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Description

VIDEO TOUR AVAILABLE !

SHARE OF FREEHOLD. Located in arguably one of the best positions along the Westcliff Esplanade seafront is this fabulous two-bedroom apartment which has direct access from all south facing rooms to a large private terrace offering stunning panoramic Estuary views across the coastline. A light and bright space consisting of a beautiful lounge with floor to ceiling glazing to front, brand new

modern kitchen, master bedroom with en-suite, second bedroom and bathroom. Set in the Leas conservation area with easy access to Leigh, Westcliff and Southend town centre and just a few minutes from Westcliff mainline station. Crowstone Court has been remodelled in recent years and is eye catching with its style and prominent positioning. Features include video entry phone system, lift to all floors, outside communal areas and secure gated residents parking to rear aspect. A share in the freehold is included and this property is offered with no onward chain.

Communal Entrance

Communal entrance with video entry phone system, lift and stairs to all floors. Inner lobby with own hardwood front door into hallway.

Hallway

Hallway with coving cornice, video intercom, alarm, power point, double cupboard and laminate flooring.

Living and Dining area

21'10 x 12'6 (6.65m x 3.81m)

Floor to ceiling double glazed sliding doors and windows with uninterrupted Estuary views. coving cornice, chrome radiator, aerial and power points. Laminate flooring. Door to kitchen.

Kitchen

10'8 x 10'4 (3.25m x 3.15m)

Kitchen with floor to ceiling double glazed sliding doors and uninterrupted Estuary views, space for breakfast table, fitted kitchen wall and base units, rolled edge work surface, tiled splash back and cupboard housing Vaillant combi boiler. Integrated fridge and freezer, stainless steel double oven and microwave oven, electric hob, dishwasher and washing machine. Space for wine cooler. Chrome radiator, fully tiled walls, power points and laminate flooring.

Bedroom 1

12 x 10'10 (3.66m x 3.30m)

Double glazed opaque window to side aspect, coving cornice, mirrored sliding door wardrobes, radiator, power points and fitted carpet.

En-suite

En-suite shower room with fully tiled walls, double glazed opaque window to rear aspect, low level WC, vanity style wash hand basin and oversized walk in shower. Tiled floor, extractor fan, chrome radiator and shaver point.

Bedroom 2

10'10 x 7'11 (3.30m x 2.41m)

Double glazed opaque window to side aspect, coving cornice, radiator, power points and fitted carpet.

Bathroom

Bathroom currently arranged as a WC and hand basin, tiled walls, extensive storage shelving with sliding doors, plumbing remains for bath to be reinstated. Tiled flooring, chrome radiator and shaver point.

Terrace

Large south facing paved terrace with panoramic views of the Estuary, ideal entertaining space for al fresco dining and relaxing. Room for table & chairs and recliners. Access to side of building and communal gardens.

Communal Gardens

Further paved area providing space to enjoy the views.

Parking

Parking for one vehicle in secure gated car park to rear aspect.

Tenure

Share In The Freehold

Service Charge - £2232 -SHARE OF FREEHOLD INCLUDES WATER RATES . BUILDING INS. SINKING FUND





Total Approximate Floor Area
760.57 sq. ft
(70.66 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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