



# FOR SALE

## Chalkwell Avenue, Chalkwell SS0 8NA

Offers In The Region Of £250,000 Leasehold

- Ground Floor Apartment
- Newly Fitted Bathroom
- Large Lounge
- Separate Kitchen
- Modern Decor Throughout
- Pleasant Communal Gardens
- Character Property
- Opposite Chalkwell Park
- Short Walk to Station & Seafront
- Viewings Highly Recommended

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

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## Description

Attractive and well presented two bedroom ground floor flat in a charming period house located in the heart of Chalkwell. Opposite the park, this impressive building is in an ideal location being just a short walk from the seafront and station and convenient for local amenities and schools. The property has a large lounge with bay window, contemporary kitchen

with integrated appliances, two bedrooms and newly fitted bathroom. A door from the hallway leads directly out to the pleasant and well kept communal gardens with lawns and mature shrubbery. The apartment is offered with no onward chain and viewing is highly advised.

### Entrance

Beautiful communal hallway with double entrance door and security entry phone system. Part stained glass front door to hallway.

### Hallway

Entrance hallway with two obscure windows, laminate flooring, secure entry phone system, radiator, down lights and two built in storage cupboards. Part glazed door with direct access to garden. Doors to rooms.

### Lounge

17'11 into bay x 12'9 (5.46m into bay x 3.89m)  
Large lounge with square bay window to rear aspect, coving cornice, ornate ceiling rose, fitted carpet radiator and wall mounted electric fire.

### Kitchen

14'3 x 9' (4.34m x 2.74m)  
Contemporary kitchen with dual aspect sash windows to front and rear aspects, down lights, laminate flooring, radiator and cupboard housing gas boiler. Range of wall and base units with granite style rolled edge work surface, splash back edging, stainless steel sink & drainer with mixer tap, concealed under cupboard lighting and breakfast bar. Integrated appliances include oven with four ring gas hob and extractor, dishwasher, washing machine and fridge.

### Bedroom 1

14'3 x 14' (4.34m x 4.27m)  
Master bedroom with two sash windows to the rear aspect, wood block flooring, ornate ceiling rose and picture rail, radiator and tiled hearth.

### Bedroom 2

8'2 x 7'4 (2.49m x 2.24m)  
Second bedroom with two windows to rear aspect, sash window to side, fitted carpet and radiator.

### Bathroom

8'2 x 7' max (2.49m x 2.13m max)  
Newly fitted three piece bathroom suite, fully tiled flooring complete with under floor heating, heated towel rail, large hand wash basin mixer tap with vanity unit beneath, part tiled walls, walk

in wet room shower, W/C, original sash window to side aspect and x2 original sash window to rear aspect.

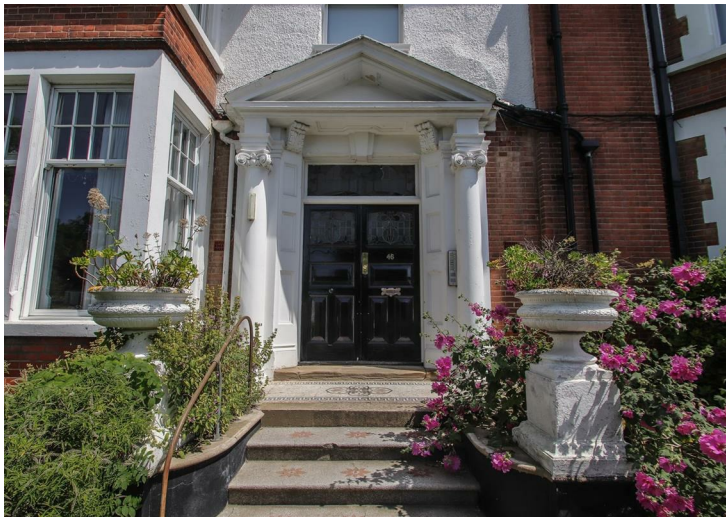
### Communal Gardens

Well maintained communal grounds with lawn & patio areas, mature shrubbery and trees. Direct access from hallway.

### Tenure

£180 per month includes building ins cleaning, gardens, sinking fund,  
Ground rent £100 per year  
Lease 86 years



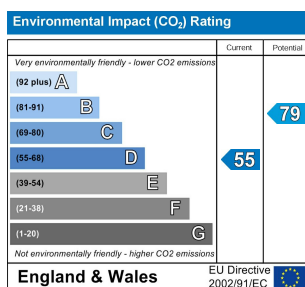
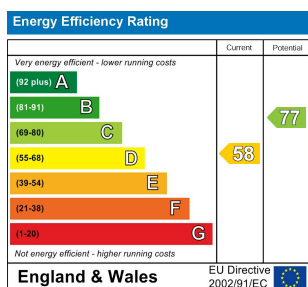






TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

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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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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