



FOR SALE

**Crosby Road,
Westcliff-On-Sea SS0 8LG**

£850,000 Freehold

- Detached Chalet Bungalow
- Chalkwell Hall Estate
- Six Bedrooms
- Two Bathrooms
- Spacious Kitchen Diner
- Large Lounge
- South Facing Balcony & Terrace
- Attractive South Facing Garden
- Garage & Off Street Parking
- Convenient for Chalkwell Station

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

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Description

Stylish detached chalet bungalow set in the sought after Chalkwell Hall Estate offering an abundance of space and large bright rooms. This well presented property has a welcoming entrance hallway, lounge, spacious kitchen diner out to south facing terrace, bathroom and two bedrooms to the ground floor with a further four bedrooms, bathroom and south facing balcony

from the main bedroom to the first floor. Externally there is off street parking for several vehicles to the front, garage and attractive south facing rear garden. In a fantastic location, convenient for the rail station and Chalkwell beach and a short walk to local amenities. Viewing is advised.

Entrance

Front door with feature stained glass panel into welcoming entrance hallway with wooden floor, stairs to first floor with fitted carpet, two storage cupboards and doors to all rooms.

Lounge

Double doors with stained glass panels into lounge to front aspect with large double glazed bay window, fitted carpet, coving and ceiling rose.

Kitchen Diner

Great size kitchen diner across the whole rear aspect of the property with wooden floor and double glazed bi-fold doors out to south facing terrace. The kitchen has a range of wall and base units with wooden work surface and central island with integrated sink. Integrated oven, gas hob and extractor hood.

Bedroom 5

Bedroom with double glazed window, radiator and fitted carpet.

Bedroom 6

Bedroom with double glazed window, radiator and wooden floor.

Shower Room

Contemporary three piece white suite comprising of WC, pedestal wash hand basin and large walk in shower cubicle with tiled wall and glazed screen. Tiled floor, inset spotlights, radiator and two double glazed windows.

First Floor

Bedroom 1

Bedroom to rear with fitted carpet, Velux window to side, eaves storage wardrobe and double glazed doors out to enclosed south facing balcony.

Bedroom 2

Bedroom to front aspect with double glazed window, eaves storage cupboard and fitted carpet.

Bedroom 3

Bedroom with double glazed window to side aspect and fitted carpet.

Bedroom 4

Bedroom with double glazed window to side aspect and fitted carpet.

Bathroom

Fully tiled four piece bathroom comprising of WC, wash hand basin, panel bath and shower cubicle with glazed door.

Rear Garden

Attractive south facing rear garden with timber fencing, mature shrubbery, lawn and bark chipping areas.

Garage & Parking

Off street parking to front aspect for several vehicles. Garage with up & over door.



GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
63	
England & Wales	EU Directive 2002/91/EC

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