



# FOR SALE

## **Crowstone Court, Holland Road, Westcliff-On-Sea SS0 7SQ**

**£495,000 Leasehold - Share of Freehold**

- Two Bedroom Apartment
- Luxury Seafront Building
- South Facing Private Balcony
- Spacious Lounge
- Modern Kitchen Diner
- Bathroom & En-Suite
- Estuary Views
- Leas Conservation Area
- Secure Allocated Parking
- Share in Freehold

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

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## Description

Fantastic two-bedroom apartment in a luxury seafront building offered with a share of the freehold. This attractive apartment is tastefully decorated throughout and offers a large lounge and a modern fitted kitchen leading out to a beautiful south facing balcony affording far reaching views of the Estuary and beyond. Master bedroom with en-suite, second bedroom and three piece bathroom. Externally there is one allocated parking space in the secure gated car park.

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.

### Entrance

Secure gated entrance and further secure entrance into communal hallway. Front door into hallway.

### Hallway

Entrance hallway with wooden floor, inset spotlights, coving, skirting and video entrance phone. Large storage cupboard and doors to all rooms.

### Lounge

23'1 x 13'10 (7.04m x 4.22m)  
Spacious south facing lounge with beautiful Estuary views. Wooden flooring, inset spotlights, coving, skirting and chrome radiator. Large square bay with double glazed windows and sliding door to Juliet balcony. Open through to kitchen diner.

### Kitchen

11'11 x 11'6 (3.63m x 3.51m)  
Modern fitted kitchen with inset spotlights, chrome radiator, tiled floor and full length sliding doors out to south facing balcony. Range of gloss wall and base units with rolled edge work surface and inset sink with mixer tap. Integrated appliances include fridge freezer and AEG double eye level oven, ceramic hob and extractor.

### Balcony

Beautiful south facing balcony affording far reaching views across the Estuary and beyond. Tiled floor, part brick and part glazed balustrade with space for patio furniture.

### Master Bedroom

12'8 x 11'6 (3.86m x 3.51m)  
the master bedroom to the rear of the property has a double glazed window to the side aspect with fitted shutter, fitted carpet, fitted wardrobe with sliding mirror doors, chrome radiator, coving and inset spotlights. Door to en-suite bathroom.

### En-Suite

8'5 x 5'9 (2.57m x 1.75m)  
En-suite to master comprising of vanity wash hand basin and large walk in shower with rain-head and glass screen. Fully tiled walls, double glazed window to rear with shutter, inset spotlights and chrome heated towel rail.

### Bedroom 2

11'6 x 7'10 (3.51m x 2.39m)  
Bedroom with fitted carpet, window to side aspect with fitted shutter, coving and chrome radiator.

### Bathroom

6'5 x 6'1 (1.96m x 1.85m)  
Three piece white suite bathroom comprising of bath, WC and vanity wash hand basin. Fully tiled with inset spotlights, extractor fan and chrome heated towel rail.

### Parking

Secure gated parking to rear of building with one allocated parking space. Further residents permits for street parking can be purchased.

### Tenure

Share of freehold



SECOND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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			
(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		80	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		83	84
	EU Directive 2002/91/EC		

**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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