



# FOR SALE

**Crosby Road,  
Chalkwell SS0 8LG**

**Asking Price £750,000   Freehold**

- Detached Chalet Bungalow
- 4 Bedrooms
- Off Street Parking
- Chalkwell Hall Estate
- Superb Quality Throughout
- South Facing Garden
- Bathroom & En-Suite
- Close to Chalkwell Station
- 5 minute walk to Seafront
- Viewing Advised

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

**appointmoor**



## Description

Superb 4-bedroom detached chalet bungalow in a great Chalkwell location, just a few minutes' walk from the station, park and beach. The property is deceptively spacious offering great size living accommodation throughout. Entering the property is a pleasant hallway area with doors off to the large lounge/dining area with full length patio doors onto rear garden, fully fitted kitchen/breakfast room, utility, WC and master bedroom with fitted storage and en-suite. There are a further three bedrooms and bathroom to

the first floor. Off street parking is provided by a sweeping in and out driveway offering parking space for 3 cars and a garage with access through to the garden. The well maintained, landscaped south facing rear garden has a large patio with awning and pergola, lawn and mature shrubbery. Viewing on this property is highly advised.







## Entrance

External porch to the side aspect leading into internal porch area with twin solid oak doors with stain glass insets and tiled flooring.

## Reception Hallway

Panelled & bevelled glass door. Coving cornice, inset spotlights, feature carpeted dog leg staircase rising to first floor, built in under stairs bookcase, radiator with decorative cover & solid oak flooring. Double doors to:

## Cloaks Cupboard

Window to side aspect & solid oak flooring.

## Downstairs WC

Extractor fan, vanity style wash hand basin, low level WC, heated chrome radiator, Marshall Bull porcelain fully tiled walls & flooring.

## Lounge/Dining Room

27'8" x 18'2" (8.43 x 5.54)

Two large double glazed south facing sliding patio doors onto rear garden (remote control sun blinds). Coving cornice, inset spotlights, feature stone fireplace with electric fire insert, radiators with decorative covers & fitted carpet. Double doors through to:

## Kitchen/Breakfast Room

12'3" x 11'5" (3.73 x 3.48)

Two double glazed windows to side aspect. Coving cornice, inset spotlights, range of wall & base kitchen units, granite work surfaces, two integrated stainless steel sinks with waste disposal units & spray taps. Integrated de Dietrich oven, microwave, Neff five ring gas hob with stainless steel extractor above, two dishwashers & Marshall Bull tiled walls. Radiator, TV, aerial, power points & tiled flooring. Door to:

## Utility Room

UPVC door to side aspect plus door giving side access to property. Range of wall & base storage cupboards, space & plumbing for washing machine, power points & tiled flooring.

## Master Bedroom

16'3" x 15'9" (4.95 x 4.80)

Double glazed bay window to front aspect. Coving cornice, inset spotlights, range of built in wardrobes, drawers & bedside cabinets, power points & fitted carpet. Door to:

## En Suite Bathroom

Double glazed windows to front & side aspects. Coving cornice, vanity style "Jack & Jill" sinks with marble tops & low level WC. Walk in double shower with glass screen & mosaic tiled flooring. Vertical heated chrome radiator/towel rail, Marshall Bull porcelain tiled walls & flooring.

## First Floor Landing

Double glazed window to side aspect. Smoker detector, fitted carpet. Doors off to:

## Bedroom 2

17'8" x 11'10" (5.38 x 3.61)

Double glazed window to side aspect. Fitted

wardrobes, radiator, door leading to large walk in airing cupboard which houses combi boiler. Power points & fitted carpet.

## Bedroom 3

12'8" x 10'4" (3.86 x 3.15)

Skylight window to side aspect. Radiator, TV, aerial & power points. Fitted carpet.

## Bedroom 4/Study

13'8" x 9'6" (4.17 x 2.90)

Double glazed window to rear aspect. Radiator, TV, aerial & power points, fitted carpet.

## Shower Room

6'9" x 5'8" (2.06 x 1.73)

Obscure double glazed window to side aspect. Pedestal wash hand basin, low level WC, corner shower cubicle with glass screen. Vertical radiator/towel rail, fully tiled walls & flooring.

## Externally

## Rear Garden

Private south facing landscaped rear garden. Tiled sun terrace with a pagoda to the side which makes an ideal entertaining space. The remainder being laid to lawn with mature shrubs, borders & wooden fence surround. Summerhouse with exterior lighting, access to garage.

## Front Garden

Walled garden, in & out driveway.

## Parking

Ample parking for 2 plus vehicles

## Garage

Twin remote control doors, power & lighting.









Ground Floor  
Approximate Floor Area  
1252.27 sq. ft  
(116.34 sq. m)



First Floor  
Approximate Floor Area  
541.96 sq. ft  
(50.35 sq. m)

Total Approximate Floor Area  
1794.23 sq. ft  
(166.69 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	80

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	EU Directive 2002/91/EC	76

**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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