



FOR SALE

**Crowstone Road,
Westcliff-On-Sea SS0 8BG**

£1,150,000 Freehold

- Detached Period House
- Five Double Bedrooms
- Four Reception Rooms
- 3321 Sq. Ft. of Internal Floorspace
- Bathroom, Two En-Suites & Cloakroom
- Conservatory to West Facing Garden
- Garage to Side Aspect
- Character Features Throughout
- Large Attic with Two Further Rooms
- Short Walk to Rail Station & Seafront

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

appointmoor

Description

Imposing and impressive, this stunning detached Edwardian property is not to be missed. A spacious, character property full of charming original features including tiled fireplaces, panel walls and well-apportioned rooms. A welcoming entrance hallway with cloakroom leads to a lounge, dining room, morning room, study and kitchen with conservatory out to the west facing garden. A solid oak stair case leads up to the first floor galleried landing with five double bedrooms, two with en-suite, and four piece bathroom with

a further bedroom and lounge area to the top floor. Externally there are attractive, well-kept front and rear gardens and garage. Located on the borders of the popular Chalkwell Hall Estate just a short walk from many local amenities, rail station, Chalkwell Park & seafront, viewing is highly advised.





Entrance

Well kept front garden with iron railings, mature shrubbery and path to front door. Potential for off street parking. Solid wooden front door into a spacious and welcoming reception hallway with panelled walls, solid oak stair case, two radiators and feature fireplace with tiled hearth.

Cloakroom

Door to garment hanging space and further door to cloakroom with WC and pedestal wash hand basin. Part tiled walls, double glazed window and radiator.

Dining Room

Dining room to front aspect with square double glazed bay window, radiator, beautiful feature fireplace with tiled hearth and wooden mantle, character features including picture rail and ceiling rose and door to morning room.

Morning Room

Morning room with double glazed window to side aspect, wooden floor, coving, radiator, original dresser & cupboard and door through to kitchen.

Kitchen

Spacious luxury kitchen with two double glazed windows to the side aspect and glazed French door leading out to the conservatory. A range of wall and base units with one and a quarter bowl sink and mixer tap, tiled splash backs, integrated dishwasher, oven, fridge freezer and space for range cooker. Complimentary kitchen island with breakfast bar and granite work surface.

Conservatory

Stunning conservatory to rear aspect with double doors to the west facing rear garden.

Lounge

Lounge to rear aspect having a feature fireplace with marble hearth and wooden mantle, two radiators, picture rail, coving and original lead light window to side aspect. Double glazed French doors leading out to a covered patio area and the west facing rear garden.

Study

Study to front aspect with double glazed window, coving and ceiling rose, picture rail fitted shelving, cupboard and feature fireplace with tiled heart and wooden mantle.

Utility Room

Useful utility room with double glazed window to side aspect, space for washing machine and tumble dryer and two wall mounted boilers.

First Floor

Solid oak staircase up to galleried first floor landing having part panelled walls & ceiling, large window to side aspect, airing cupboard and doors to all rooms.

Bedroom 1

Bedroom to front aspect with square bay window and further window, fitted carpet, radiator and fitted storage. Internal door to bedroom two.

Bedroom 2

Bedroom to front aspect with square bay window, fitted storage, fitted carpet, radiator, picture rail and door to landing.

En-Suite

Three piece white suite comprising corner bath with shower over, pedestal wash hand basin and WC. Tiled walls, heated towel rail and extractor fan.

Bedroom 3

Bedroom to rear aspect with double glazed window overlooking garden, fitted storage, radiator, picture rail and door to en-suite.

En-Suite

Three piece en-suite comprising WC, wash hand basin and tiled shower cubicle. Tongue and groove cladding and window to side aspect.

Bedroom 4

Bedroom to rear aspect with fitted carpet, window overlooking garden, picture rail and radiator.

Bedroom 5

Bedroom with window to side aspect, radiator, decorative cast iron fireplace and fitted storage.

Bathroom

Four piece white suite comprising panel bath, tiled shower cubicle, WC and pedestal wash hand basin. Window to side aspect, heated towel rail, coving and part tiled walls.

Second Floor

Stairs to second floor.

Lounge

Top floor lounge area with fitted carpet, Velux window and radiator. Door to top floor bedroom area.

Bedroom 6

Top floor bedroom area with fitted carpet, Velux windows to front and rear aspects, wash hand basin and eaves storage.

Rear Garden

Beautifully kept and well-presented west facing rear garden approx. 100ft in length. Commencing with paved patio area to lawn with mature shrubbery, borders and trees. External tap, lighting and summerhouse.

Garage

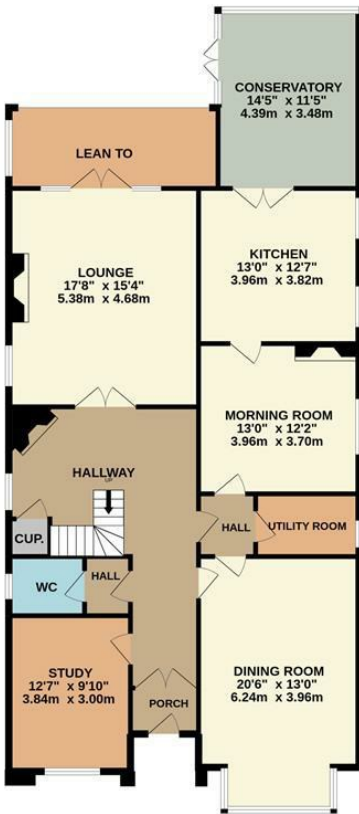
Shared vehicular access to garage to rear aspect with up and over door, power and lighting.

Tenure

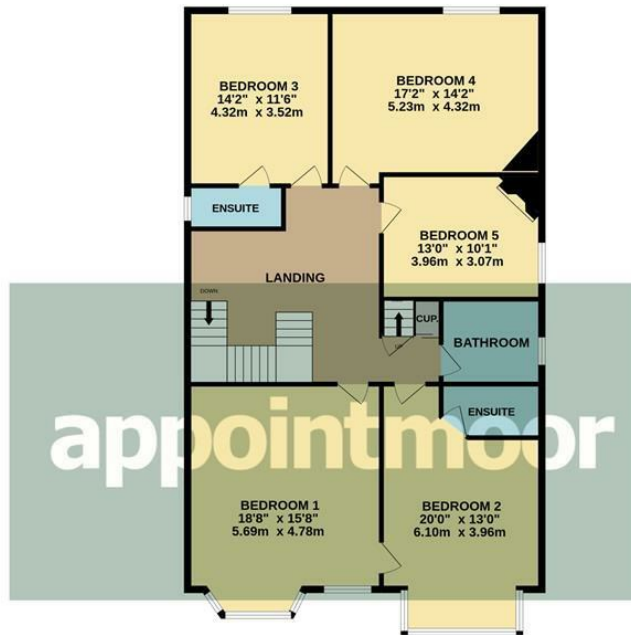
Freehold
Council Tax Band - G



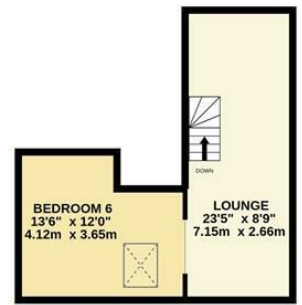
GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
1375 sq.ft. (127.8 sq.m.) approx.

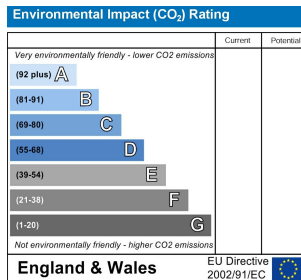
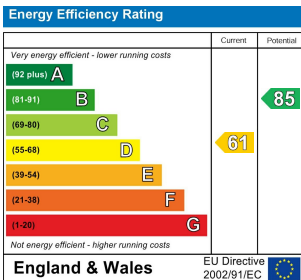


2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 3321 sq.ft. (308.6 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.
Made with Metropix ©2022



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

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor