



# FOR SALE

## Crowstone Road, Westcliff-On-Sea SS0 8BA

£1,250,000 Freehold Council Tax Band - E

- Detached Property
- 12 Bedrooms
- 9 Bathrooms & 3 Cloakrooms
- Two Reception Rooms, Office & Staffroom
- Fitted Kitchen
- Passenger Lift
- Outbuilding with Laundry
- Well Maintained Gardens
- Off Street Parking to Front Aspect
- Currently Used as a Residential Care Home

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

**appointmoor**

## Description

Currently used as a residential care home, this beautiful detached period house offers almost 4000 sq. ft of living space. Arranged as a twelve bedroom residential living space with nine bathroom/en-suites and three cloakrooms. Additionally there is a grand reception hallway, two great size reception rooms, kitchen, office, study and external outbuilding with power,

lighting and plumbing. Set on a large plot with paved driveway to front aspect for off street parking of several vehicles and well-maintained front and rear gardens. Commercial Energy Performance Rating - B - Certificate valid from 11/04/2023.

### Entrance

Double doors to entrance porch with further front door to reception hallway. Parquet flooring, part wood panelled walls and stairs leading to first floor with fitted carpet and full length stained glass picture window. Hallway with doors to all rooms and lift to first floor.

### Bedroom & En-Suite

Bedroom to front aspect with fitted carpet, radiator, double glazed bay window to front aspect and fire exit door to side aspect.

### Lounge

Large lounge to front aspect with double glazed bay window, fitted carpet and three radiators.

### Dining Room

Spacious dining room with parquet flooring, two double glazed windows to side aspect, part wood panelled walls and two radiators.

### Study

Study/staffroom to side aspect with fitted carpet and double glazed window.

### Kitchen

Fitted kitchen with double glazed window to side aspect. The kitchen has a range of wall and base units with integrated double eye level oven, hob and space for appliances.

### Office

Office to rear aspect with double glazed window, radiator and fitted carpet.

### WC x 2

Cloakroom to side aspect comprising WC and wash hand basin.

### Shower Room

Wet room to side aspect comprising WC, wash hand basin and shower.

### Bedroom x 2

Bedroom to rear aspect with fitted carpet, radiator and double glazed patio doors out to rear garden.

### First Floor

First floor landing with double glazed window and doors to all rooms.

### Bedroom x 9

All first floor bedrooms have fitted carpet, double glazed windows and radiators. Four of the bedrooms have en-suites with WC, wash hand basin and shower.

### Bathroom x 2

Two good size main bathrooms comprising bath, WC and wash hand basin.

### Shower Room

Three piece suite comprising WC, wash hand basin and shower.

### External

#### Outbuilding

Brick built outbuilding to rear aspect currently used as a laundry room with power, lighting and plumbing for washing machines.

#### Front & Rear Gardens

Well maintained gardens to front and rear aspect with patio, lawns and mature shrubbery. Paved driveway to front for off street parking of several vehicles and gated side access to rear.

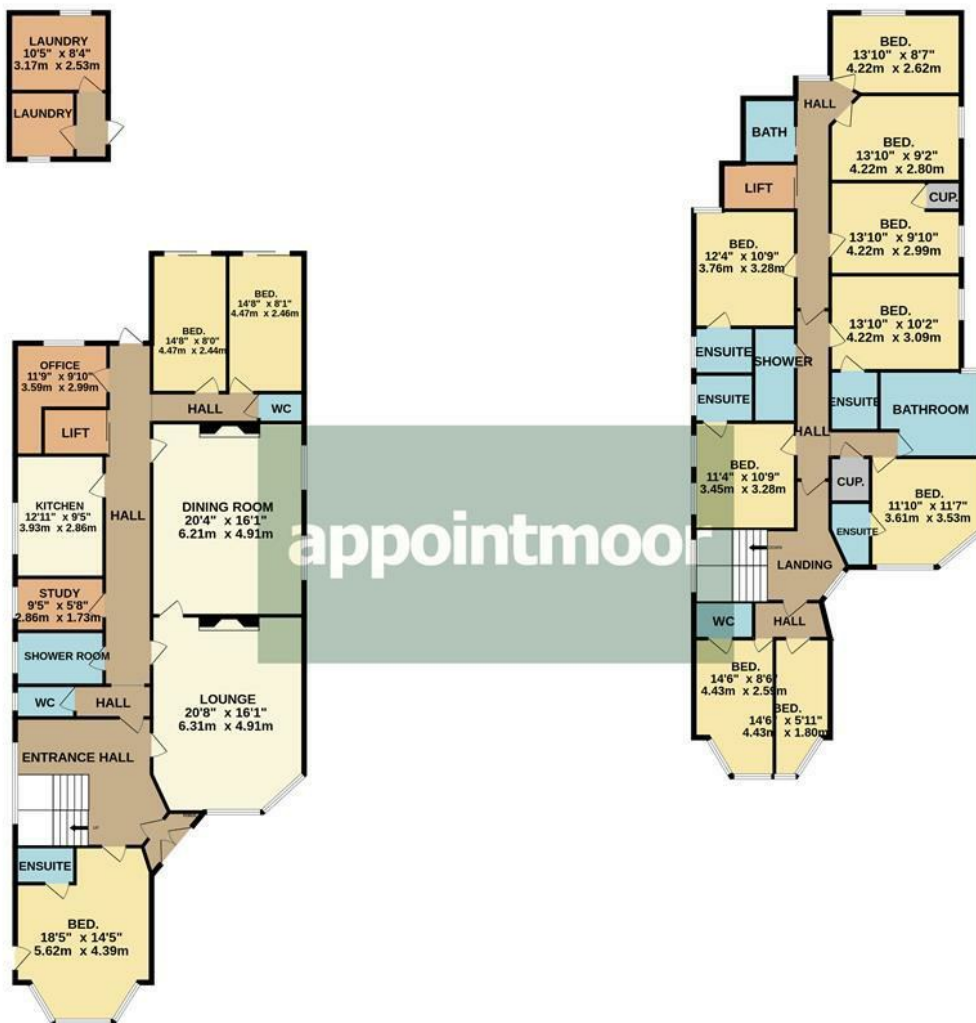
#### Agents Notes

Currently on a C2 Licence  
Commercial Energy Performance Rating - B -  
Certificate valid from 11/04/2023









TOTAL FLOOR AREA: 3918 sq.ft. (364.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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