



# FOR SALE

## Crosby Road, Chalkwell SS0 8LF

Offers In The Region Of £825,000 Freehold Council Tax Band - F

1883.00 sq ft

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Spacious Interior Throughout
- South Facing Balcony
- Well-Kept Rear Garden
- Off Street Parking to Front
- Convenient for Rail Station
- Short Walk to Seafront
- No Onward Chain

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

**appointmoor**

## Description

**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\***

This characterful detached house is ideally situated on the ever-popular Crosby Road, within easy reach of local amenities, train stations and just a short walk to the seafrost. Currently configured as a spacious four-bedroom home, it offers excellent potential to be converted back into its original five-bedroom layout, with further scope to extend and enhance at the owners desire (subject to planning permission).

The ground floor features a generous entrance porch leading into a welcoming hallway with a unique and appealing

staircase, an expansive open plan lounge flowing into the dining room area, a well-appointed kitchen and a rear sitting room opening onto the beautifully landscaped rear garden.

Upstairs, the first floor offers four well-proportioned double bedrooms, a family bathroom, separate WC, and a south-facing balcony to the front from bedroom 1 and 4, perfect for relaxing with your morning coffee.

Externally, the property benefits from off-street parking via a paved frontage, making parking your cars a breeze. Offered with no onward chain, viewing is highly recommended for this large and versatile property.





### **Entrance Porch & Hall**

29'6" x 12'11" (9.01 x 3.94)

Steps up to the entrance porch with double glazed sliding door, tiled floor, window to lounge and entrance doors to the lounge and hall. The welcoming entrance hall has a double glazed window to the front aspect, fitted carpet with the original parquet flooring beneath extending to the dining room, radiator, dado rail and doors to all rooms. Stairs to first floor landing.

### **Lounge**

17'10" x 13'1" (5.46 x 4.01)

Lounge to the front aspect with double glazed window to the side aspect, window and door to the front porch, wooden floor and radiator. Open through to the dining room although this could be converted back to two separate reception rooms.

### **Dining Room**

17'9" x 13'2" (5.42 x 4.02)

Open from the lounge the dining room has a continuation of the wooden floor, radiator and double glazed sliding doors leading out to the rear garden.

### **Kitchen**

7'9" x 6'11" (2.38 x 2.12)

Fitted kitchen with a range of wall and base units, part tiled walls and stainless steel sink and drainer with mixer tap. Integrated fridge freezer, oven with hob and space for washing machine. Double glazed window to side aspect, vinyl floor, coving and spotlights.

### **Sitting Room**

17'7" x 12'4" (5.36 x 3.77)

Breakfast/sitting room to the rear aspect with dual aspect double glazed windows and door to the rear garden. Fitted carpet, fitted storage cupboards and radiator.

### **Cloakroom**

6'11" x 3'7" (2.12 x 1.11)

Two piece cloakroom comprising WC and wash hand basin with tiled floor and double glazed window to side aspect. Door to under stair storage cupboard.

### **First Floor**

20'4" x 11'8" (6.22 x 3.56)

Stairs to first floor landing with fitted carpet and double glazed window to side aspect. The landing has an airing cupboard housing water cylinder, separate storage cupboard, loft hatch, dado rail and doors to all rooms.

### **Bedroom 1**

22'7" x 13'5" (6.89 x 4.09)

Principle bedroom to the front aspect with the potential to convert to two bedrooms. Fitted carpet, double glazed window to side aspect and sliding double glazed doors out to west facing balcony.

### **Balcony**

Covered south facing balcony with tiled floor and wooden & glazed balustrade.

### **Bedroom 2**

13'1" x 11'1" (4.00 x 3.40)

Bedroom to the rear aspect with double glazed window, fitted carpet, radiator and fitted wardrobes.

### **Bedroom 3**

12'9" x 11'8" (3.91 x 3.56)

Bedroom to the rear aspect with double glazed window, fitted carpet, radiator and wash hand basin.

### **Bedroom 4**

12'5" x 10'2" (3.81 x 3.12)

Bedroom to the front aspect with double glazed window, fitted carpet, radiator and fitted wardrobes. Double glazed door to balcony.

### **Bathroom & WC**

7'8" x 6'8" (2.36 x 2.05)

Two piece bathroom comprising bath and vanity wash hand basin. Tiled walls, double glazed window to side aspect and radiator. Separate WC with double glazed window to side aspect.

### **Rear Garden**

Attractive and well-maintained rear garden commencing with a paved patio area and steps leading to the lawn. Mature shrubbery and trees, timber fencing and garden shed. Side access to front.

### **Parking**

Paved frontage for off street parking.





appointmoor



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 ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		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**

appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



[facebook.com/appointmoor](https://facebook.com/appointmoor)



[instagram.com/appointmoor\\_estate\\_agents](https://instagram.com/appointmoor_estate_agents)



[twitter.com/appointmoor](https://twitter.com/appointmoor)



[linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)