



**Crowstone Road, Chalkwell**  
**Essex SS0 8LQ**

Offers Invited £950,000

**appointmoor**



## Crowstone Road, Chalkwell Essex SS0 8LQ

£950,000 | Freehold

- 
- Substantial 5 Bedroom Detached House
  - Imposing In & Out Driveway
  - Three Large Reception Rooms & Study
  - Gigantic Kitchen Family Room
  - 3 Bathrooms & Sep WC & Utility Room
  - Attractive Front & Rear Gardens
  - Period Features Charm & Character
  - Superbly Restored & Improved
  - Walking Distance of Seafront & Station
  - No Onward Chain
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Imposing 3353sq ft, 5 Bedroom Detached House lovingly restored and extended throughout. Original charm, character & quality. Incredible entrance hallway with gallery landing. Three reception rooms with feature fireplaces, beautiful study room, family kitchen and breakfast room, separate utility room, and separate WC. Upstairs includes 5 bedrooms, attic room, bathroom & several en-suite bathrooms. Beautifully landscaped front & rear gardens. In & out driveway. No onward chain. Viewing advised please call for further information.



## Entrance

Via cobbled steps leading to double hardwood doors into:

## Entrance Porch

Opaque windows to front aspect. Picture rail, quarry tiled floor. Door to:

## Hallway

Coving cornice, radiator with decorative cover, stairs rising to first floor landing, understairs storage cupboard, built in cloaks cupboard. Power points & solid oak herringbone flooring.

## Drawing Room

22'0" x 17'6" (6.71 x 5.33)

Lovely bright & airy room with double glazed bay window to side aspect with feature box seat, double glazed windows to side & rear aspects plus French doors leading onto rear garden. Coving cornice, feature fireplace with log burner & built in storage cupboards & shelving either side. Radiator, power points & beautiful oak flooring.

## Dining Room

20'2" > x 17'1" x 16'3" (6.15 > x 5.21 x 4.95)

Double glazed window to side aspect plus double glazed bay window to front aspect. Coving cornice, picture rail, feature fireplace with marble hearth & log burner, radiator, power points & beautiful oak flooring.

## Study

10'2" x 10'1" (3.10 x 3.07)

Double glazed windows to front & side aspects. Coving cornice, dado rail, wood panelling, power points & beautiful oak flooring.

## Kitchen Family Room

39'8" x 16'3" > 10'10" to 10'3" (12.09 x 4.95 > 3.30 to 3.12)

Double glazed bay window overlooking rear garden, double glazed glass pitched roof plus bi-folding doors leading onto rear garden. Inset spotlights, extensive range of wall & base kitchen units with solid wood worksurfaces, large island with stainless steel worksurface. Stainless steel sink & drainer with mixer tap, tiled splashbacks, built in cupboard, space for range cooker & American fridge freezer. Two radiators, power points & beautiful oak flooring. Door to:

## Garden Room

11'0" x 8'8" (3.35 x 2.64)

Double glazed window to side aspect plus double glazed French doors leading onto rear garden. Radiator, power points & beautiful oak flooring.

## Utility Room

6'10" x 6'6" (2.08 x 1.98)

Double glazed window to side aspect. Base units, rolled edge worksurfaces, stainless steel sink & drainer, tiled splashbacks. Wall mounted boiler, space & plumbing for washing machine & tumble dryer. Power points & beautiful oak flooring.

## Downstairs WC

Low level wc, wall mounted wash hand basin, tiled flooring.

## First Floor Landing

Georgian bar glazed door leading onto enclosed balcony offering views towards the estuary. Inset spotlights, coving cornice, radiator with decorative cover, 2 x storage cupboards, power points & fitted carpet. Doors off to:

## Bedroom 1

17'2" x 15'3" (5.23 x 4.65)

Double glazed window to side aspect plus double glazed window to front aspect offering estuary views. Coving cornice, built in cupboards, power points & fitted carpet. Door to:

## En Suite

Obscure double glazed window to side aspect. Coving cornice, shower cubicle with screen, pedestal wash hand basin, tiled splashbacks, low level wc, chrome heated towel rail, fully tiled walls & flooring.

## Bedroom 2

13'4" x 11'11" (4.06 x 3.63)

Double glazed window to side plus double glazed window & door to rear aspect leading onto balcony overlooking rear garden. Radiator, built in storage cupboard, power points.

## Bedroom 3

10'8" x 9'8" (3.25 x 2.95)

Double glazed window to front & side aspects. Radiator, built in cupboard, power points & fitted carpet.

## Bedroom 4

10'7" x 9'6" (3.23 x 2.90)

Double glazed windows to side & rear aspects. Radiator, built in cupboard, power points & fitted carpet.

## Family Bathroom

Double glazed obscure window to rear aspect. Inset spotlights, coving cornice, roll top bath with claw feet & telephone shower attachment, fully tiled walk in shower cubicle, pedestal wash hand basin, low level wc, chrome heated towel rail, part tiled walls.

## Second Floor Landing

Opaque double glazed window to side aspect. Airing cupboard, power points & fitted carpet.

## Master Suite

## Bedroom

19'2" x 18'10" > 11'8" (5.84 x 5.74 > 3.56)

3 x velux windows to front aspect offering views towards the Estuary plus double glazed French doors leading onto Juliette balcony. Inset spotlights, radiator & power points.

## En Suite

Opaque double glazed window to rear aspect. Panelled enclosed bath with shower over & screen, "his & hers" vanity style wash hand basins, low level wc, chrome heated towel rail, partly tiled walls & laminate flooring.

## Dressing Room

24'9" x 6'9" (7.54 x 2.06)

Double glazed Velux window to side aspect plus double glazed window to front aspect. Access to eaves storage space.

## Externally

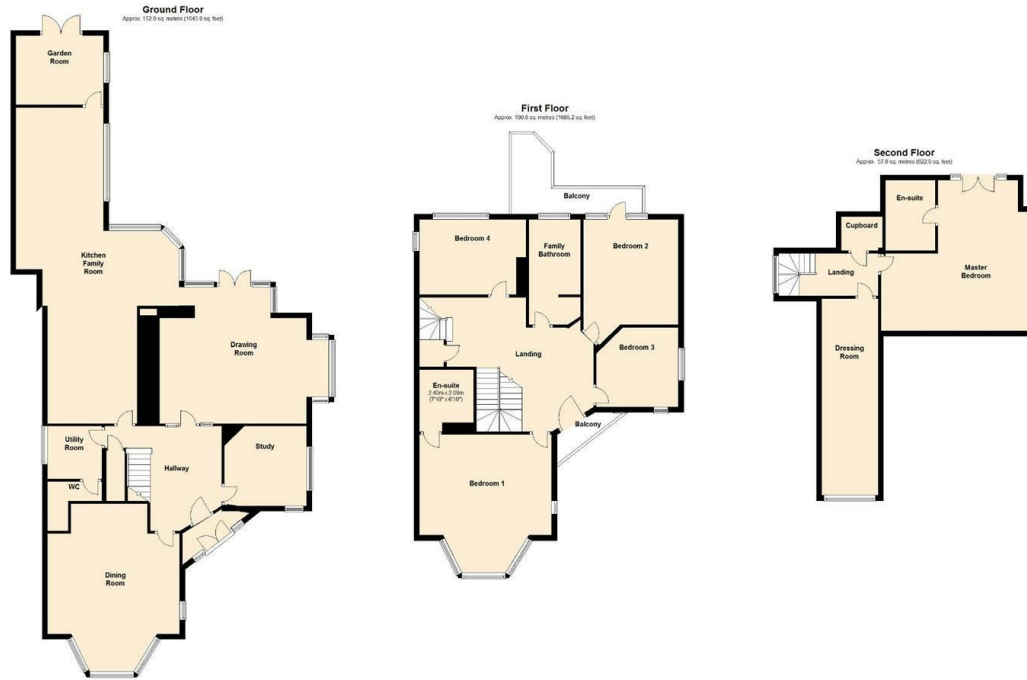
## Rear Garden

Comprising of an extensive raised decked area & pagoda which makes an ideal entertaining area. Remainder being mainly laid to lawn with mature shrubs & bushes & wooden fence surround. Outside lighting .

## Front Garden

Imposing "in & out" shingled driveway with raised brick edges & manicured lawns. Feature grey circular steps leading to wooden door. Side access.





Total area: approx. 311.5 sq. metres (3353.0 sq. feet)

**DRAFT PARTICULARS AWAITING APPROVAL**

**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**

| Energy Efficiency Rating   |  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating   |  | Current | Potential |
|--|--|---------|-----------|--|--|---------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  |         | <b>78</b> | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  |         | <b>73</b> |
| Not energy efficient - higher running costs<br><b>England &amp; Wales</b>  |  |         | <b>52</b> | Not environmentally friendly - higher CO <sub>2</sub> emissions<br><b>England &amp; Wales</b>  |  |         | <b>44</b> |
| EU Directive 2002/91/EC  |  |         |           | EU Directive 2002/91/EC  |  |         |           |

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