



FOR SALE

**Crosby Road,
Chalkwell SS0 8LG**

£699,995 Freehold

- Detached Bungalow
- 3/4 Bedrooms
- Spacious Bright Rooms
- Large Kitchen Diner
- Bathroom, Shower Room & WC
- Off Street Parking to Front
- Garage & Workshop
- South Facing Rear Garden
- Convenient for Station
- Short Walk to Chalkwell Seafront

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

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Description

Superb chalet bungalow set in the popular Chalkwell Hall Estate. This versatile property offers spacious bright rooms throughout and is complete with an immaculate south facing rear garden backing onto the tennis courts. To the ground floor is a large lounge, kitchen diner with utility room, versatile dining room or fourth bedroom, five piece bathroom, cloakroom and

further master bedroom with extensive fitted wardrobes. Upstairs are two great size bedrooms with eaves storage, a further study room and shower room. Externally there is ample off street parking to the front and garage with work shop to the side aspect.

Entrance

Paved frontage for ample off street parking leading to double glazed enclosed porch with front door into hallway. the hallway is spacious and bright with fitted carpet, double glazed window to the side aspect, radiator, under stair cupboards and doors to all rooms.

Lounge

Great size reception room to rear aspect with double glazed sliding doors out to south facing rear garden. Fitted carpet, radiator and further sliding glazed doors to dining/bedroom.

Dining Room/Bedroom 4

Versatile reception room currently used as a dining room but could be used as a fourth bedroom with two double glazed windows to side aspect, fitted carpet and radiator.

Kitchen Breakfast Room

Spacious kitchen breakfast room with double glazed windows and door out to rear garden. Inset spotlights, vinyl floor and heated towel rail. The kitchen has a range of wall and base units with rolled edge work surface and stainless steel sink and drainer. Pleasant breakfast bar seating area facing garden. Integrated appliances include double eye level oven, hob with extractor hood, and microwave. Space for tall fridge and freezer.

Utility Room

Utility room with vinyl floor, double glazed window to side, unit with sink, wall mounted boiler and space for washing machine.

Bathroom

Five piece white suite bathroom comprising of WC, bidet, vanity wash hand basin, panel bath and separate shower cubicle with glazed door. Double glazed window to side, laminate floor, radiator, inset spotlights and tiled walls. Airing cupboard with radiator.

Bedroom 1

Bedroom to front aspect with double glazed bay window to front and double glazed window to side, fitted carpet, radiator and extensive fitted storage.

WC

Ground floor cloakroom with WC, wash hand basin, tiled floor, radiator and double glazed window to side.

First Floor

Stairs to first floor with fitted carpet and under stair cupboards.

Bedroom 2

Bedroom to rear aspect with double glazed window, fitted carpet, radiator and eaves storage.

Bedroom 3

Bedroom to front aspect with fitted carpet, radiator, eaves storage, two Velux windows and door to study.

Study

Study area with fitted carpet and Velux window.

Shower Room

Three piece shower room comprising of WC, vanity wash hand basin and shower cubicle. Tiled walls, vinyl floor and radiator.

Rear Garden

Attractive and well kept south facing rear garden with large paved patio area and steps down to the lawn and mature borders.

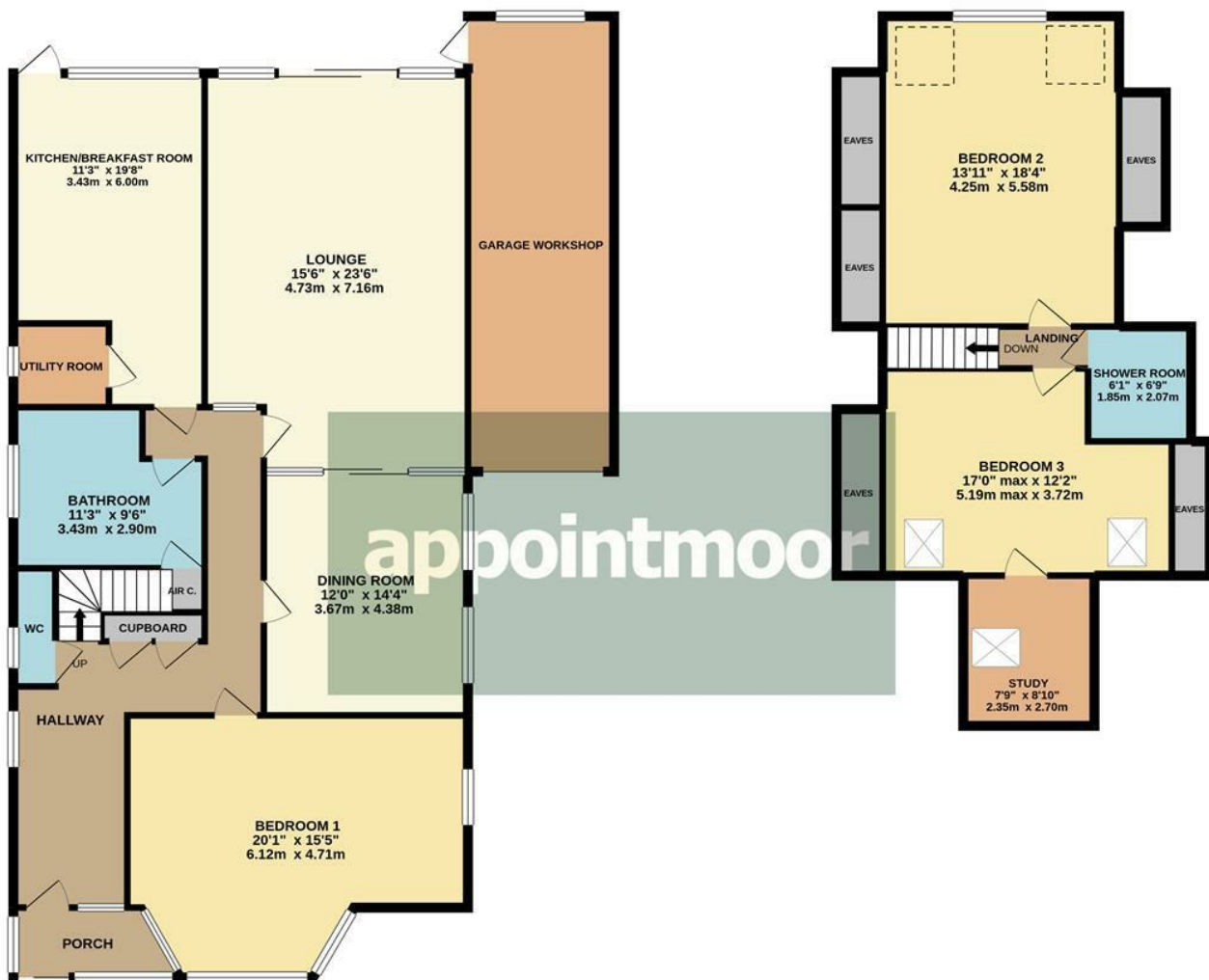
Garage & Parking

garage to side aspect with workshop area and double glazed door to rear garden. Paved frontage for off street parking.



GROUND FLOOR
1626 sq.ft. (151.1 sq.m.) approx.

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (215.0 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) 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	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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