



FOR SALE

**Crosby Road,
Chalkwell SS0 8LG**

Offers In The Region Of £800,000 Freehold Council Tax Band - E

- Detached Four Bedroom Chalet Bungalow
- Stunning Interior With Vaulted Ceilings
- Situated In Sought After Chalkwell Hall Estate
- Fitted Kitchen With Integrated Appliances
- Maintainable South Facing Rear Garden
- In & Out Driveway With Space For Several Vehicles
- Walking Distance To Chalkwell Station
- Utility & Garage Space
- Short Way To Chalkwell Park
- Stones Throw From Chalkwell Beach

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

appointmoor

Description

Welcome to this stunning four-bedroom detached chalet bungalow located on the sought-after Crosby Road in Chalkwell. This beautiful property boasts a spacious interior with vaulted ceilings, creating a sense of grandeur and space throughout.

As you step inside, you are greeted by two reception rooms, perfect for entertaining guests or simply relaxing with your family. The fitted kitchen comes with integrated appliances, making meal preparation a breeze. The spacious lounge/dining area with a beautiful log burner is ideal for cosy nights in or hosting dinner parties.

With four generously sized bedrooms, there is plenty of space for the whole family to enjoy. The property also features three bathrooms, ensuring convenience for all residents. Additionally, the utility room adds practicality to this already impressive home.

Outside, you will find a maintainable south-facing rear garden, perfect for enjoying the sunny days ahead. Parking will never be an issue with space for two vehicles, making coming home a stress-free experience.

Located within walking distance to Chalkwell station and Chalkwell beach, this property offers the perfect blend of convenience and relaxation. Furthermore, being in the catchment area for four 'Outstanding' grammar schools, this home is ideal for families looking to provide their children with a top-tier education.

Porch

Wooden single glazed obscure double door to entrance, carpet flooring.

Hallway

Single glazed obscure wooden door to entrance, Laminate flooring, radiator, under stair storage, wall mounted lighting, spotlight lighting.

Lounge/Diner

Laminate flooring, radiators, double glazed French doors to rear aspect, double glazed window to rear aspect, feature log burner, spotlight lighting and pendant lighting.

Kitchen

Vinyl flooring, single glazed windows to front and side aspect, base & wall units, rolltop worksurface incorporating sink & drainer, 4 point gas hob with extractor over, integrated oven & microwave, integrated fridge/freezer, integrated dishwasher, built in breakfast bar area with seating space, ceiling mounted lighting & spotlight lighting.

Utility Room

Vinyl flooring, single glazed window to side aspect, single glazed wooden door to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space and plumbing for washing machine & tumble dryer, 'Glow Worm' boiler, ceiling mounted lighting.

Bedroom 1

Laminate flooring, radiator, single glazed bay window to front aspect, fitted wardrobes, spotlight lighting.

En-Suite

Tiled flooring, heated towel rail, partially tiled walls, shower cubicle, W/C, hand basin, extractor, spotlight lighting.

Bedroom 4

Carpet flooring, radiator, single glazed window to side aspect, ceiling mounted lighting.

En-Suite

Tiled flooring, partially tiled walls, shower cubicle, W/C, hand basin, extractor, spotlight lighting.

Landing

Laminate flooring, double glazed vaulted skylight, loft access, pendant lighting.

Bedroom 2

Laminate flooring, radiator, double glazed skylight to side aspect, eaves storage.

Bathroom

Tiled flooring, radiator, double glazed skylight to side aspect, bath with shower system over, hand basin, W/C, tiled walls, ceiling mounted lighting.

Bedroom 3

Laminate flooring, radiator, double glazed skylights to side & rear aspect, fitted wardrobes, eaves storage, ceiling mounted lighting.

Garage

Concrete flooring, wooden doors to entrance, power & lighting.

Rear Garden

South facing maintainable rear garden with decked seating area, laid stones, shrubs & flowerbeds, mature trees.

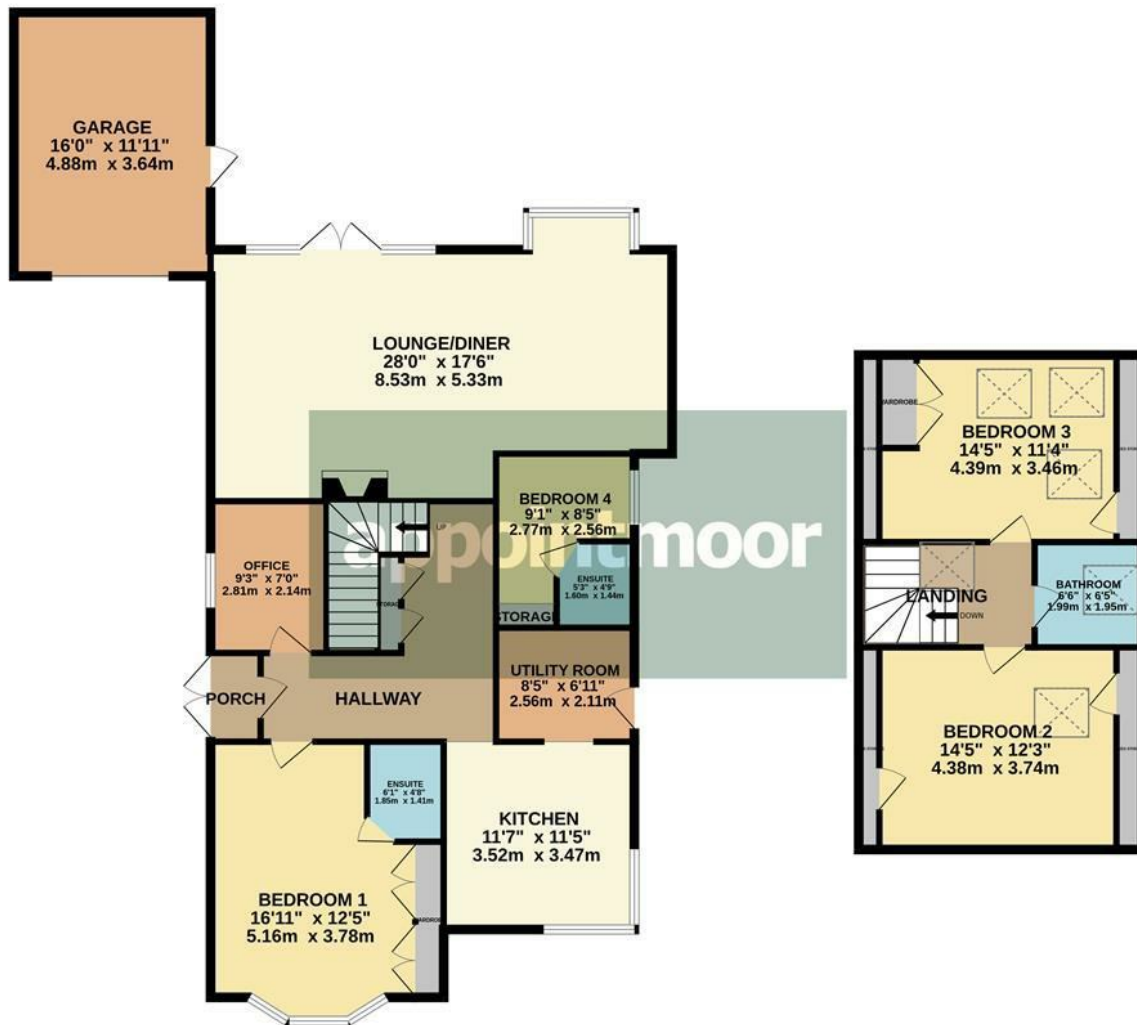
Front Of Property & Parking

In & Out driveway with parking for several vehicles, shrubs and flowerbeds, mature trees.



GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1870 sq.ft. (173.7 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 ©2024



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	

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

- facebook.com/appointmoor
- Instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor