



# FOR SALE

## Grosvenor Mews, Chalkwell SS0 8EW

Guide Price £350,000 - £360,000 Freehold

- Semi Detached House
- Secluded Cul-de-Sac
- Two Double Bedrooms
- Lounge & Dining Area
- Separate Fitted Kitchen
- South Facing Rear Garden
- Off Street Parking
- Modern Neutral Decor
- Moments from Chalkwell Seafront
- Short Walk to Rail Station

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

**appointmoor**

# Description

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Superb semi-detached house located in a secluded cul-de-sac just moments from Chalkwell seafront! This attractive property offers stylish living in a quiet, friendly location and is a short walk from the rail stations and local amenities including Chalkwell Park. Well-tended front garden with path to front door, spacious lounge diner with double doors

to rear garden and modern fitted kitchen. To the first floor are two double bedrooms and three piece bathroom. Externally there is an off street parking space and pleasant, well-kept south facing rear garden. Viewing highly advised.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property.

## Entrance

Front garden laid to lawn with bedding areas and path to front door. Off street parking to side aspect and gated access to rear garden.

## Hallway

Front door into entrance hall with vinyl floor, radiator, stairs to first floor and door into lounge.

## Lounge/Diner

Spacious lounge diner with window to front aspect and double doors leading out to the rear garden. Laminate floor, coving, two radiators, under stair storage cupboard and open doorway to kitchen.

## Kitchen

Modern and bright fitted kitchen with window and door to rear garden. Range of wall and base units with rolled edge work surface, tiled splash backs and stainless steel sink and drainer. Integrated oven, hob and extractor and space for appliances. Wall mounted boiler.

## First Floor

Stairs to first floor with fitted carpet, airing cupboard and doors to all rooms.

## Bedroom 1

Bedroom to front aspect with two windows, wood effect floor, coving and radiator.

## Bedroom 2

Bedroom to rear aspect with window, fitted carpet, coving and radiator.

## Bathroom

Three piece white suite bathroom comprising of WC, vanity wash hand basin and bath with shower over. Obscure window to rear aspect, vinyl flooring, radiator and tiled splash backs.

## Rear Garden

Pleasant and well kept south facing rear garden commencing with shingled patio area leading to lawn with further concrete sun trap patio to rear. Mature shrubbery and gated side access to front.

## Parking

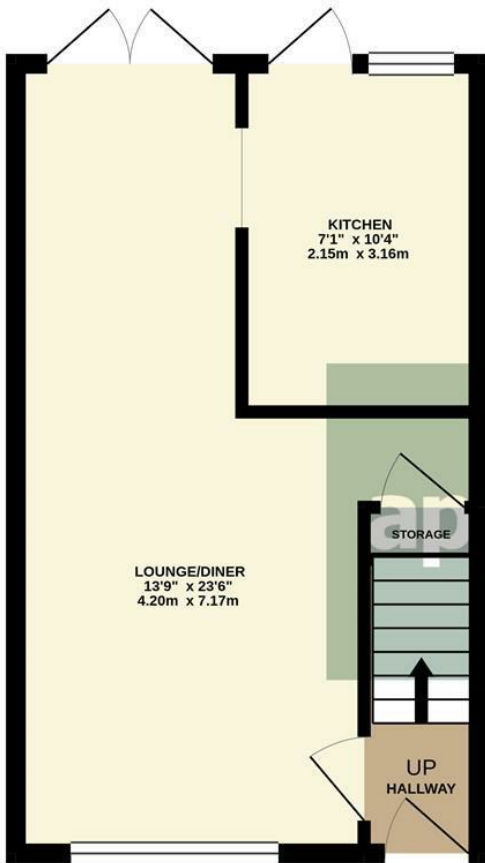
One off street parking space to side aspect.

## Tenure

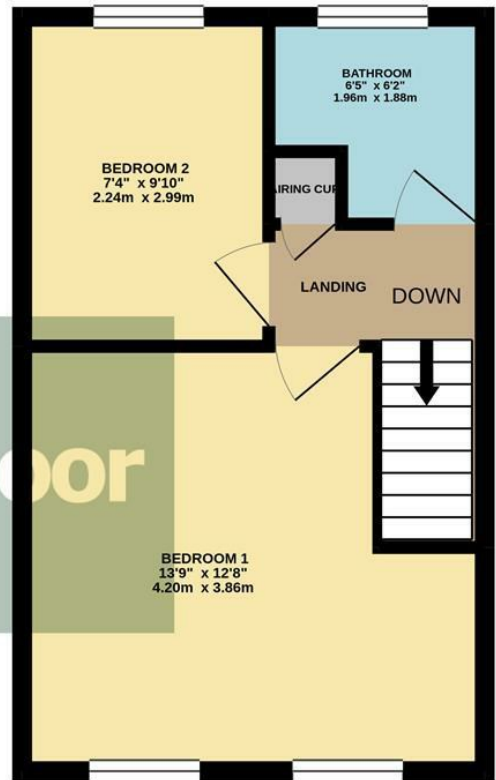
Freehold  
Council Tax Band - C



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
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	88
(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	
57	
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. 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**

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