



2 Hamilton Grange Crowstone Avenue, Westcliff-On-Sea, SS0 8JT Offers in excess of £475,000

Goodmove are delighted to present this beautiful two bedroom second floor apartment to the market.

Accommodation is immaculately presented throughout comprises a welcoming entrance hall with storage, a bright and spacious kitchen/lounge, two good size bedroom (master with ensuite) and a bathroom. There is also a fabulous balcony with sea views.

Situated close to the seafront in Westcliff-on-Sea's desirable Chalkwell area, this property enjoys a perfect blend of coastal charm and everyday convenience. Just a short walk away, Chalkwell Park offers beautiful green spaces, gardens, and family-friendly facilities, while the nearby promenade is ideal for scenic walks and enjoying stunning sunsets. Local amenities include a variety of independent shops, cafés, and supermarkets, providing everything you need within easy reach. Excellent transport links are available with both Chalkwell and Westcliff rail stations nearby, offering regular direct services to London.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



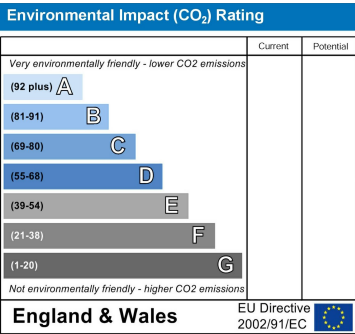
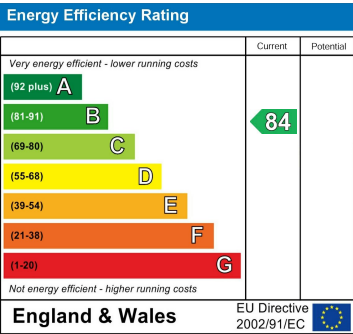
Leasehold Information

192 years remaining on the lease
Ground rent: peppercorn
Maintenance charge: £3,862 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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