



**28 IMPERIAL AVENUE  
WESTCLIFF-ON-SEA, SS0 8NE**

**GUIDE PRICE  
£1,000,000**

Scott & Stapleton are favoured with instructions to offer for sale this fabulous 'character property situated on the ever popular Chalkwell Hall Estate.

The property has been maintained to a high level by the current vendor and offers deceptively spacious accommodation of approx. 3,500 sq ft. There are a wealth of character features including stunning windows, fireplaces, panelled doors & solid wood flooring.

The manicured gardens are a particular feature with the sunny, south facing garden being of particular note with a heated swimming pool and useful garden room.

The internal accommodation comprises of a large welcoming entrance hall, magnificent formal lounge overlooking the rear garden, large dining room with feature fireplace, charming snug & good size kitchen/breakfast room.

The first floor has a good size landing, master bedroom suite with dressing area, bedroom & ensuite bathroom, bedroom 2 has a south facing balcony & ensuite shower room and there are 2 more double bedrooms & a shower room to this floor.

Externally is a delightful garden room, utility room and double length 34' garage.

The property is ideally situated for all amenities including Chalkwell mainline railway station, serving Fenchurch Street - London, local shops, seafront schools and the ever popular Leigh Broadway area.

This is a delightful and pretty property that offers extremely large and versatile accommodation in a highly sought after location and as such an early internal inspection is strongly advised.

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



## 28 IMPERIAL AVENUE WESTCLIFF-ON-SEA, SS0 8NE

**GUIDE PRICE £1,000,000**

### Accommodation comprises

Original solid wood entrance door with glazed inset leading to

### Entrance hall

5.97m x 1.78m (19'7 x 5'10)  
Large welcoming entrance hall with window to front, stairs to first floor, picture rail, 2 radiators in ornate covers.

### Ground floor cloakroom

Window to front. Low level W.C., wall mounted wash hand basin, Chrome radiator, tiled floor.

### Lounge

7.85m x 6.40m max (25'9 x 21' max)  
Fabulous, bright, south facing room with large bay window and further French doors to rear. 3 radiators in ornate covers, coved ceiling with inset spotlights.

### Dining room

5.18m x 4.67m (17' x 15'4)  
Large bay window to front and further windows to front & side. Solid wood flooring, feature brick fireplace, radiator in ornate cover, picture rail.

### Snug

4.70m x 3.20m (15'5 x 10'6)  
Windows to front & side. Built in dresser, radiator in ornate cover, picture rail, large understairs storage cupboard.

### Kitchen/breakfast room

5.03m x 3.71m (16'6 x 12'2)  
Glazed door with adjacent window to rear. Luxury range of Shaker style base & eye level units to 2 walls, large integrated corner fridge, integrated dishwasher, double oven, 5 ring gas hob with stainless steel splashback & extractor fan. Granite worktops with corner sink unit & mixer tap, tiled splash back, slate tiled floor, ceiling spotlights, radiator.

### First floor landing

3.96m x 1.68m (13' x 5'6)  
Window to side, picture rail, eaves storage, loft access.

### Master bedroom suite

5.97m x 4.78m (19'7 x 15'8)  
Dressing area with mirrored fronted wardrobes leading to main bedroom area. Dual aspect with windows to front & rear, radiator ceiling spotlights.

### En suite

4.01m x 1.37m (13'2 x 4'6)  
Obscure glazed window to rear. White suite comprising of sunken, corner bath, low level W.C, sink in vanity unit with cupboard below, part tiled walls, shaver point.

### Bedroom 2

4.42m increasing to 5.82m x 4.70m (14'6 increasing to 19'1 x 15'5)  
Glazed French doors with adjacent windows leading to south facing balcony. Built in wardrobes & eaves storage areas, radiator, ceiling spotlights.

### En suite

3.12m x 1.37m (10'3 x 4'6)  
Obscure glazed window to side. Luxury white suite comprising of double shower cubicle, low level W.C, pedestal wash hand basin, part tiled walls, heated towel rail, shaver point, ceiling spotlights.

### Bedroom 3

4.22m x 3.96m plus wardrobes (13'10 x 13' plus wardrobes)  
Window to front with views over the bowling green. Range of built in wardrobes to one wall, radiator.

### Bedroom 4

3.33m x 2.97m (10'11 x 9'9)  
Window to side. Built in wardrobe & drawer unit, picture rail, radiator.

### Shower room

2.64m x 1.75m (8'8 x 5'9)  
Obscure glazed window to side. Luxury white suite comprising of double shower cubicle, low level W.C, pedestal wash hand basin, part tiled walls, fully tiled floor, shaver point, ceiling spotlights, heated towel rail.

### Externally

The property sits well back from the road and has a large paved driveway providing ample off street parking. The remainder of the front garden is laid to well tended lawn with mature tree & shrub borders & brick retaining wall, pedestrian access to rear.

### Rear garden

Delightful south facing, sunny rear garden extending to approx 55' offering complete seclusion. Commencing with large decked patio with heated swimming pool in paved surround, remainder laid to lawn with deep, well stocked beds.

### Garden room

4.14m x 3.18m (13'7 x 10'5)  
Delightful room with French doors and adjacent windows to rear & side. Vaulted ceiling, tiled floor, radiator, 3 wall light points.

### Utility room

3.23m x 1.85m (10'7 x 6'1)  
Sink unit with drainer, mixer tap and cupboard below, space for washing machine & freezer.

### Double garage

10.39m x 3.07m (34'1 x 10'1)  
Double length garage with sliding door to front & courtesy door to rear, power, light, hot & cold taps, boiler & meters.

### N.B

The vendor informs us that he is currently purchasing a piece of land from his neighbour to the side of the property. This would give the option to extend the garage to a double width and large en suite bathroom above (STPP).

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the vendor, Scott and Stapleton nor any partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.