



**109 Chalkwell Esplanade, Westcliff On Sea, Essex, SS0 8JJ**  
Guide Price £900,000

\*\*\* Guide Price £900,000- £1,100,000 \*\*\*  
Situated at the end of this highly sought after road and affording incredible estuary views is this deceptively spacious **FOUR DOUBLE BEDROOM TOWN HOUSE** which boasts an impressive top floor master suite, complete with bedroom, walk-in closet and en-suite shower room, plus a south facing terrace with Jacuzzi bath. The living accommodation includes a spacious open plan lounge & kitchen, separate dining room & utility room, study & further play room, plus a ground floor shower room and a modern family bathroom.

- Seafront Town House
- Four Double Bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
		72	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<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			
		67	74
England, Scotland & Wales		EU Directive 2002/91/EC	



**ACCOMMODATION COMPRISES:** The property is approached via UPVC double glazed entrance door leading to:

**ENTRANCE PORCH:** 10'3 x 3'7 Double glazed obscure window to front aspect, tiled flooring, door leading to:

**ENTRANCE HALL:** 9'2 x 8'8 With stairs leading to the first floor landing, smooth plastered ceiling, tiled flooring, radiator, doors to shower room and study.

**SHOWER ROOM:** 8'6 x 3'9 Double glazed obscure window to front aspect, modern three piece suite comprising of fully tiled shower cubicle, low level WC, wall mounted wash hand basin, fully tiled to surrounding walls, coved ceiling, radiator.

**PLAYROOM:** 13'4 x 10'3 (max) Double glazed obscure window to side aspect, oak wood flooring, power points, smooth plastered ceiling with inset spotlighting, radiator, door leading to study.

**STUDY** 14'2 x 7' Double glazed window to front aspect with estuary views, oak wood flooring, power points, smooth plastered ceiling with inset spotlighting, built-in meter cupboard, double doors giving access to a large walk-in storage cupboard measuring 7'2 x 3'5.

**FIRST FLOOR LANDING:** Which is carpeted, stairs leading to the second floor landing, door to utility room & open plan lounge & kitchen.

**OPEN PLAN LOUNGE & KITCHEN:** 21'4 x 18'1 A delightful south facing room which divided into two areas as follows:

**KITCHEN AREA:** 15'3 x 5' The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap, inset into a range of roll edge work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, integrated oven and hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher and fridge, built-in larder cupboard, open plan through to the lounge area and archway leading through to the dining room.

**LOUNGE AREA:** 21'4 x 13'1 > 11'9 A fabulous room with double glazed patio doors to front aspect giving access to the balcony, further double glazed window to front affording stunning estuary views, wood flooring, power points, coved and smooth plastered ceiling with inset spotlighting, television point, two radiators.

**DINING ROOM:** 11'5 x 9'6 Double glazed window to rear aspect, wood flooring, power points, smooth plastered ceiling with inset spotlighting, radiator.

**UTILITY ROOM:** 9'7 x 4'1 Double glazed obscure window to rear aspect, appliance space and plumbing for washing machine, further space for fridge.

**SECOND FLOOR LANDING:** Which is carpeted, built-in storage cupboard, stairs leading to the third floor landing, doors to accommodation off.

**BEDROOM TWO:** 18' x 9'8 (max) Two double glazed windows to rear aspect, carpeted, power points, built-in wardrobe, radiator.

**BEDROOM THREE:** 12'6 x 11' Double glazed patio doors to front aspect with Juliette Balcony and stunning estuary views, carpeted, power points, coved and smooth plastered ceiling with inset spotlighting, radiator.

**BEDROOM FOUR:** 12'5 x 9'9 Double glazed patio doors to front aspect with Juliette Balcony and stunning estuary views, carpeted, power points, coved and smooth plastered ceiling with inset spotlighting, radiator.

**BATHROOM:** 7'3 x 5'6 Obscure borrowed light window from bedroom two, modern three piece white suite comprising of free standing bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, coved and smooth plastered ceiling with inset spotlighting, heated towel rail.

**THIRD FLOOR LANDING:** Two double glazed windows to rear aspect, wood flooring, smooth plastered ceiling, door to bedroom one.

**BEDROOM ONE:** 17'6 x 11'1 Double glazed patio doors to front aspect giving access to a south facing balcony with decked flooring and a fitted external bath with mixer tap and of course stunning estuary views, wood flooring, power points, smooth plastered ceiling with inset spotlighting, radiator, doors to en-suite shower room & walk-in closet.

**WALK-IN CLOSET:** 4'8 x 3'8 With ample hanging space and storage.

**EN-SUITE SHOWER ROOM:** 6'7 x 4'7 Double glazed window to rear aspect, modern three piece suite comprising of fully tiled shower cubicle, low level WC, wash hand basin with vanity unit beneath and mixer tap, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting.

**PARKING FACILITIES:** The property benefits from off street parking for two vehicles.