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## Chalkwell Esplanade, Westcliff-On-Sea £1,195,000

Aspire Estate Agents are delighted to present this outstanding coastal residence, an extraordinary example of modern seaside living where architectural flair, flexible living space and sweeping sea views combine to create a truly special home. Enjoyed by the current owner for over 25 years, the property has been thoughtfully arranged across multiple levels, each designed to maximise light, outlook and lifestyle, from the adaptable ground-floor garage and leisure areas to the expansive open-plan living space and the luxurious top-floor bedroom suite with commanding coastal vistas.

The exterior makes an immediate statement, with bold contemporary design and exceptional kerb appeal. A generous paved driveway provides ample off-street parking, while elegant balconies with glass balustrades enhance the connection between the interior and the surrounding seascape. Clean lines and refined detailing give the home a striking presence that feels both distinctive and perfectly suited to its coastal setting.

Positioned just moments from Chalkwell Beach, the location is as impressive as the home itself. Morning walks along the shoreline, relaxed beach days and uninterrupted sea air are complemented by excellent transport links, green open spaces and a vibrant mix of nearby cafés, restaurants and amenities. This is a home that delivers an exceptional coastal lifestyle, peaceful yet connected, refined yet effortlessly relaxed.

## Ground Floor

The home is entered via a sheltered porch into a striking and spacious entrance hall, where the sense of scale is immediately apparent. A contemporary ground-floor WC sits straight ahead, thoughtfully designed with built-in storage and retaining original shower pipework, making it easily convertible back to a beach shower, ideal after coastal walks or sea swims. To the right, a substantial garage area opens up, incorporating a dedicated sauna room for ultimate relaxation. Beyond this, a second garage space offers further flexibility, both areas benefitting from wide glass doors that make access effortless for vehicles, bikes or water sports equipment. There is excellent scope to open these areas into one expansive garage or transform them into a games room, gym or leisure suite.

## First Floor – The Showpiece Living Space

The heart of the home is unveiled on the first floor, where an extraordinary open-plan lounge, kitchen and dining space is framed by sweeping, uninterrupted sea views. Full-width folding doors open onto a south-facing balcony with glass balustrades and artificial grass underfoot, creating a seamless connection between inside and out. Electric canopies provide shade when needed, while natural light floods the space throughout the day. The lounge is enhanced by ambient lighting and a contemporary log-burning fire, creating warmth and atmosphere year-round. The sleek, high-spec kitchen features integrated appliances, a breakfast bar and a striking skylight overhead, while a separate utility room and additional WC complete this level.

## Second Floor

The second floor continues the theme of generous proportions and elegant design. Bedroom three is a well-appointed double with a modern en-suite, ideal for guests or a teenager. Bedroom four, currently used as a creative studio, enjoys inspiring sea views, while bedroom two is a tranquil and spacious double featuring large sliding glass doors that perfectly frame the coastline beyond. A beautifully finished family bathroom completes the floor, offering a large walk-in shower, dual sinks and WC, styled in calming natural tones.

## Third Floor – The Principal Suite

Crowning the home is the outstanding principal bedroom suite, a private sanctuary designed for total relaxation. This expansive bedroom opens directly onto its own private balcony with artificial grass, offering a breathtaking vantage point over the sea. A walk-in wardrobe provides excellent storage, while the en-suite bathroom adds everyday luxury. Electric blinds

allow you to wake to spectacular sunrises over the water at the touch of a button, a truly special way to start each day.

## Exterior

Architecturally bold and visually striking, the exterior offers immediate kerb appeal. The paved driveway provides off-street parking for multiple vehicles, combining practicality with sleek, contemporary design that perfectly complements the home's coastal setting.

## Location

Perfectly positioned just moments from Chalkwell Beach, this home delivers the ultimate seaside lifestyle. Cafés, ice-cream parlours and sandy shores are on your doorstep, while Chalkwell railway station offers swift connections into London. Leigh Broadway is a short stroll or drive away along the seafront, celebrated for its boutique shops and vibrant dining scene, and Chalkwell Park provides open green space, tennis courts and beautifully kept gardens.

## School Catchments

Chalkwell Hall Infant and Junior Schools, Belfairs Academy, Westcliff High School for Girls and Boys, Southend High School for Girls and Boys and St Thomas More High School.

## Room Measurements

Ground Floor WC – 8'2" x 6'7" (2.49m x 2.01m)

Open Plan Lounge / Kitchen / Diner – 37'7" x 16'4" (11.46m x 4.98m)

First Floor WC – 3'10" x 3'8" (1.17m x 1.12m)

Utility Room – 5'0" x 3'8" (1.52m x 1.12m)

Bedroom One – 23'6" x 13'1" (7.16m x 3.99m)

Walk-In Wardrobe – 6'11" x 3'10" (2.11m x 1.17m)

En-Suite to Bedroom One – 5'6" x 9'3" (1.68m x 2.82m)

Bedroom Two – 12'4" x 15'8" (3.76m x 4.78m)

Bedroom Three – 9'2" x 13'4" (2.79m x 4.06m)

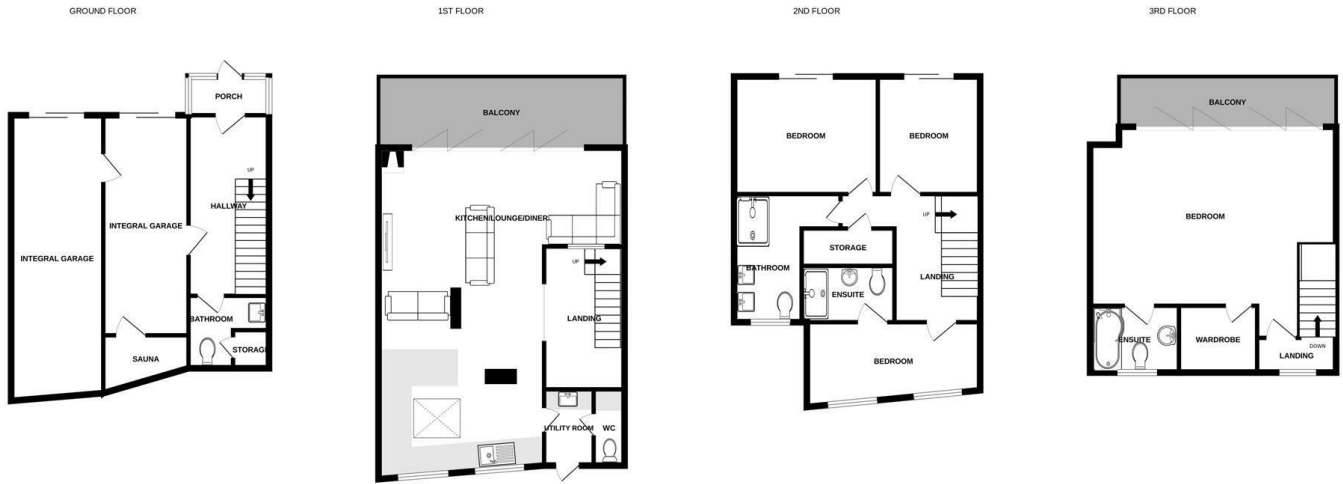
En-Suite to Bedroom Three – 4'4" x 9'1" (1.32m x 2.77m)

Bedroom Four – 11'9" x 9'4" (3.58m x 2.84m)

Family Bathroom – 10'5" x 9'7" (3.18m x 2.92m)

Tenure: Freehold

This is a rare and remarkable coastal home offering dramatic architecture, flexible living, luxurious finishes and some of the finest sea views available, a property where every day feels like a holiday.



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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