



# FOR SALE

## Imperial Avenue, Chalkwell SS0 8NE

Asking Price £2,500,000 Freehold Council Tax Band - G

- Stunning Detached Home
- Situated In The Chalkwell Hall Estate
- 4 Large Reception Areas
- Historic School Property Built In 1890
- Indoor Swimming Pool and Squash Court
- 7 Double Bedrooms
- Large Games Room
- Driveway With Parking For 5
- Beautiful Original Features
- Fitted Kitchen/Dining Area

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

**appointmoor**



## Description

**\*\*MUST BE VIEWED TO APPRECIATE WHAT THIS HOME OFFERS\*\***

Welcome to Imperial Avenue, Chalkwell, a blend of history and luxury. Originally erected in 1890 as a primary school, this remarkable property has undergone a beautiful transformation into a seven-bedroom home. With stunning architectural elements with decorate corning and ceiling roses, this property has a great amount of character not to be missed.

When you step through the door, you'll be greeted with an impressively large hallway consisting of three large reception rooms with original cast iron fireplaces. Moving through the traditional wide hallways into your fitted kitchen/diner area before moving toward your office, bedroom, bathroom, pantry and then leading you to the indoor swimming pool, inviting residents to luxuriate in leisure year-round. Adjacent to this lies a well-appointed squash court, a space that not only promotes an active lifestyle but also adds an element of exclusivity to this residence.

With seven generously sized bedrooms you will be benefitting from fantastic amounts of space for the whole family including a direct access to the upstairs via its own front door on the front of the property. You have three modern bathrooms, games room, and a large loft room where you can enjoy the open space or simply use as an additional bedroom.

In a popular area of Chalkwell you are close to local amenities, impressive schools and within walking distance to your mainline station taking you into London Fenchurch Street in 45 minutes. A short distance from Chalkwell means you and the family can enjoy seafront walks and stop off at the local cafe's to enjoy a coffee and cake! This property is one you must see, with an impressive history it is one we can assure you would never have seen before. Viewings are highly recommended.







**Porch**

Single glazed panelled door, tiled flooring, ceiling rose, hanging light fixture, single glazed double door leading to entrance.

**Entrance**

58'2" x 17'1" (17.73 x 5.21)

Iron cast fireplace, herringbone flooring, ornate wall panelling, an elegant ceiling rose, decorative cornice, a picture rail, under stair storage, a radiator, and a stunning hanging light fixture.

**Lounge**

26'3" x 16'9" (8.02 x 5.12)

Herringbone flooring, double glazed windows front and side aspect, an impressive iron cast fireplace as a centerpiece, ceiling roses adorned with pendant lighting, elegant wall panelling, intricate decorative cornice, and the practicality of wall-mounted lights, radiators.

**Family Room**

19'11" x 16'11" (6.08 x 5.16)

Carpet flooring, radiator, double glazed bay window to front aspect, picture rail, ceiling rose with pendant lighting, wall panelling, under stair storage unit.

**Dining Room**

20'6" x 14'9" (6.27 x 4.51)

Radiator, herringbone flooring, double glazed bay windows to side aspect, feature iron cast fireplace, ornate decorative cornice, ceiling rose with pendant lighting.

**Kitchen/Diner**

25'7" x 16'4" (7.80 x 5.00)

Radiator, laminate flooring, double glazed window to side aspect, base & wall mounted units, rolltop work surfaces incorporating stainless steel sink & drainer, 5 point gas hob with extractor over, integrated dishwasher, space for appliances, hanging light fixture, double glazed single french door leading to Sitting Room.

**Sitting Room**

14'9" x 14'4" (4.52 x 4.38)

Radiator, tiled flooring, double glazed windows to side aspect, double glazed French doors leading to garden, hanging light fixture with fan.

**Reception Room**

14'0" x 11'3" (4.27 x 3.43)

Radiator, tiled flooring, double glazed window to rear aspect, hanging light fixture.

**Hallway**

20'11" x 4'0" (6.38 x 1.23)

Radiator, herringbone flooring, hanging light fixtures, sky light.

**Office**

15'3" x 12'5" (4.66 x 3.80)

Radiator, herringbone flooring, double glazed window to side aspect, hanging light fixture, door leading to Jack & Jill bathroom.

**Downstairs W/C**

5'9" x 3'10" (1.76 x 1.18)

Tiled flooring, tiled walls, hand basin, W/C, hanging light fixture.

**Bedroom**

15'3" x 13'7" (4.66 x 4.16)

Radiator, wooden flooring, double glazed window to front aspect, hanging light fixture, door leading to Jack & Jill bathroom.

**Bathroom**

11'5" x 5'9" (3.48 x 1.76)

Jack & Jill access, wet room incorporating shower, tiled walls, W/C, hand basin, extractor and spotlight lighting,

**Pantry**

11'3" x 3'8" (3.43 x 1.14)

Tiled flooring, hand basin, hanging light fixture.

**Changing Room**

17'9" x 10'2" (5.43 x 3.11)

Fully equipped swimming changing rooms incorporating of 2 overhead shower systems, hand basin, W/C unit, tiled flooring, storage cupboard.

**Squash Court**

40'7" x 20'11" (12.38 x 6.39)

Fully Equipped Sqaush court, wooden flooring, hanging light fixtures, single glazed window to side aspect.

**Swimming Pool**

50'6" x 21'0" (15.41 x 6.41)

Tiled flooring, fully heated swimming pool, double glazed french doors leading to garden, hand basin, extractor, storage incorporating pool room, stairs leading to games room.

**Games Room**

40'7" x 21'0" (12.38 x 6.41)

Herringbone flooring, double glazed obscure windows to side aspect, hanging light fixture, extractor.

**Landing**

25'11" x 21'7" (7.91 x 6.59)

Carpet flooring, radiators, ceiling rose, ornate decorative cornice, wall panelling, door leading to third floor staircase, hanging light fixtures.

**Bedroom 1**

19'5" x 16'2" (5.92 x 4.93)

Radiator, carpet flooring, double glazed bay window to side aspect, built in storage and dressing unit, under stair storage, hanging light fixture.

**En-suite**

10'8" x 6'1" (3.26 x 1.87)

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, panelled bath with shower system over, tiled walls, mr&mrs sink's with storage under, W/C, spot lighting.

**Bedroom 2**

17'5" x 15'4" (5.33m x 4.68)

Carpet flooring, radiators, double glazed window to side aspect, feature iron cast fireplace, ceiling rose with pendant lighting, porch area with stairs leading down to direct access.

**Bedroom 3**

17'6" x 14'10" (5.35 x 4.53)

Carpet flooring, radiators, double glazed windows to front aspect, double glazed French door leading to balcony, feature iron cast fireplace, ceiling rose with pendant lighting.

**Family Bathroom**

11'2" x 6'11" (3.42 x 2.13)

Tiled flooring, heated towel rail, tiled walls, double glazed obscure window to rear aspect, walk in shower, hand basin with storage underneath, bath with shower system incorporated, downlighting, spotlight lighting.

**Bedroom 4**

16'2" x 13'4" (4.95 x 4.07)

Radiator, carpet flooring, double glazed windows to front aspect, ceiling rose with pendant lighting, ornate decorative cornice, built in storage unit.

**Bedroom 5**

16'6" x 16'2" (5.03 x 4.95)

Carpet flooring, radiator, double glazed windows to side aspect, feature iron cast fireplace, ornate decorative cornice, ceiling rose with pendant lighting,

**Bedroom 6**

13'5" x 12'8" (4.09 x 3.88)

Carpet flooring, radiator, double glazed window to rear aspect, picture rail, hanging light fixture.

**Bathroom**

13'5" x 8'2" (4.09 x 2.51)

Tiled flooring, heated towel rail, double glazed stained glass obscure window to front aspect, tiled walls, panelled bath with shower over, ceiling mounted light fixture.

**Boiler Room**

7'3" x 3'1" (2.21 x 0.95)

Containing Megaflo w 300 liter water tank with Baxi boiler, double glazed obscure window to side aspect, tiled walls, tiled flooring, radiator, hanging light fixture.

**Loft Room**

35'5" x 29'3" (10.80 x 8.93)

Carpet flooring, wooden flooring, double glazed sky lights, built in shelving units, eaves storage, hanging light fixture.

**Front Of Property & Front Garden**

Block paved driveway with space for 5 vehicles, side access, ability to create gated entrance, shrubs and flower beds,

**Rear Garden**

Block paved patio area, laid lawn.

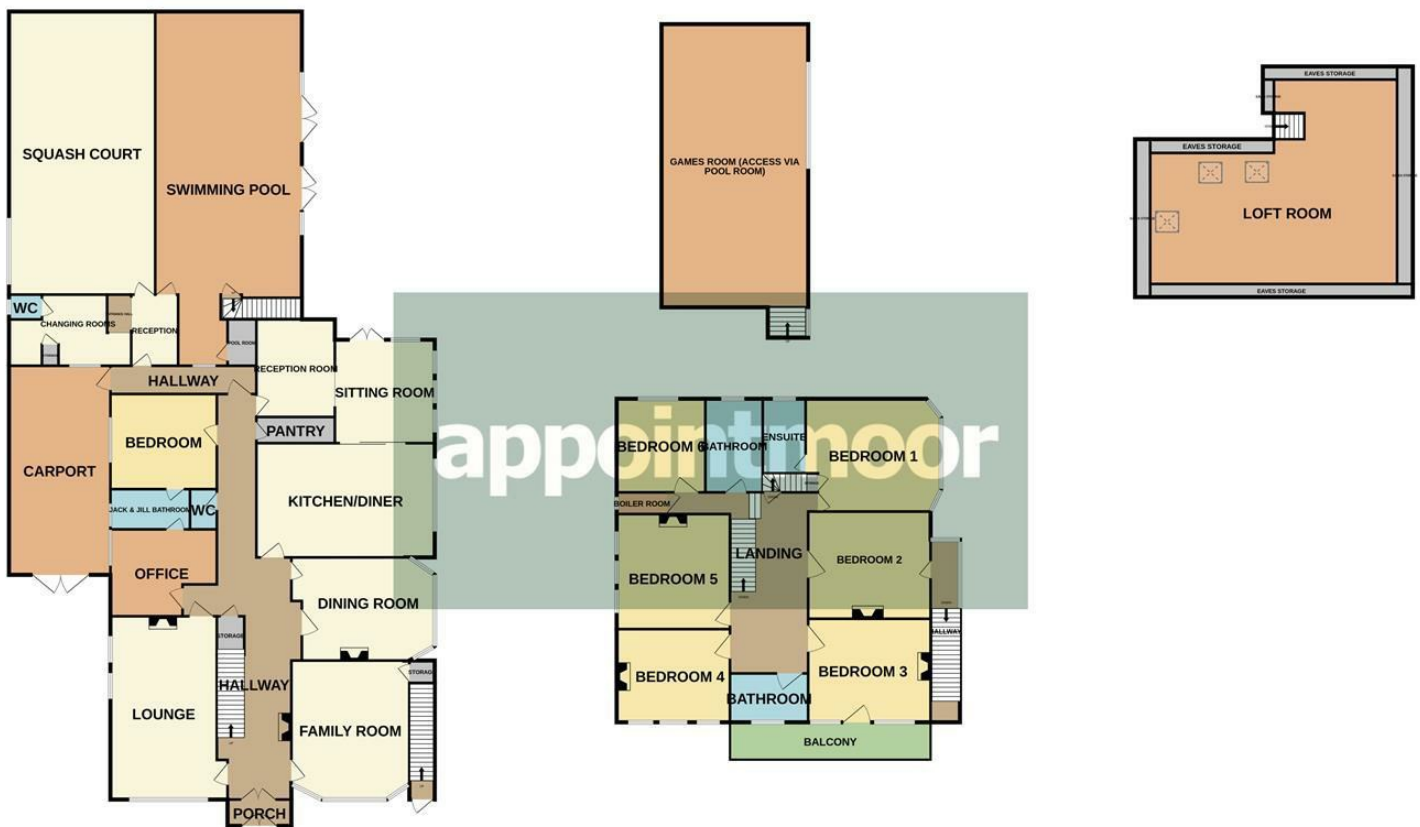




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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                                   |                         |           |
| (1-20) 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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| 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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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