



# FOR SALE

## Hillway, Chalkwell SS0 8QA

Offers In Excess Of £925,000 Freehold Council Tax Band - G

- Four Bedroom Detached Home In The Chalkwell Hall Estate
- Elevated Sea Views
- Deceptively Large
- Chalkwell Hall Estate Location
- Ample Parking
- Garage Space
- Fitted Kitchen With Integrated Appliance
- Four Double Bedrooms
- Large Rear Garden
- Close To Local Amenities

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

**appointmoor**

## Description

Welcome to Hillway, where you are greeted with a deceptively large four bedroom detached home in the heart of the Chalkwell Hall Estate, with exceptional elevated sea views right from your bedroom window! Greeted with a large dining area, leading onto a generously sized hallway, 18' lounge with stunning bay windows, another reception room backing onto your well maintained garden, fitted kitchen and downstairs bathroom you are not short of space in this home!

Being one of the first properties built in on Hillway in 1926, it offers you a large upstairs area with an impressively sized main bedroom with an en-suite where you can enjoy some breathe taking sunrises, a further three double bedrooms which are

great for the family also offering ample storage.

Located just off of The Ridgeway, this beautiful family home is in the heart of Chalkwell, close to local amenities with Leigh Broadway being a short distance away, Chalkwell beach and station within a 10 minute walk. You also have the added benefit of multiple parking spaces right outside your home and with an additional driveway to the side of the property. Viewings are highly advised!

### Entrance

Panelled door to entrance leading into dining area.

### Dining Room

Wooden flooring, radiator, double glazed window to front aspect, coving to ceiling, wall mounted lighting, pendant lighting.

### Hallway

Wooden flooring, radiator, double glazed window to side aspect, storage cupboard, coving to ceiling, pendant lighting.

### Lounge

Wooden flooring, radiators, double glazed bay windows to front aspect, feature electric fireplace, coving to ceiling, ceiling rose, pendant lighting.

### Reception Room

Wooden flooring, radiator, double glazed door to rear aspect, double glazed windows to rear aspects, double glazed window to side aspect, feature fireplace, coving to ceiling, pendant lighting.

### Kitchen

Tiled flooring, double glazed door to rear aspect, double glazed window to rear aspect, base & wall units, tiled splash back, marble work surfaces incorporating sink & drainer, 5 point gas hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher integrated 'NEFF' oven & grill, space and plumbing for washing machine, extractor, spotlight lighting.

### Downstairs Bathroom

Tiled flooring, heated towel rail, double glazed obscure windows to side aspect, hand basin, panelled bath with shower system plumbed, W/C, ceiling mounted lighting.

### Landing

Carpet flooring, double glazed window to side, storage cupboard, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, ample fitted wardrobes, coving to ceiling, pendant lighting.

### En-Suite

Carpet flooring, radiator, double glazed obscure window to rear aspect, hand basin, panelled bath, shower cubicle, ceiling mounted lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, double glazed window to side aspect, storage cupboard, hand basin, pendant lighting.

### W/C

Tiled flooring, double glazed obscure window to side aspect, W/C, hand basin, ceiling mounted lighting.

### Bedroom 3

Carpet flooring, radiator, double glazed windows to side aspect, fitted wardrobes, pendant lighting.

### Bedroom 4

Carpet flooring, radiator, double glazed windows to side aspect, pendant lighting.

### Garage

15'00x10'02 (4.57mx3.10m)

Concrete flooring, single glazed door to entrance from garden, up and over door.

### Rear Garden

Patio seating area, laid lawn, shrubs and flowerbeds, mature trees, side aspect.

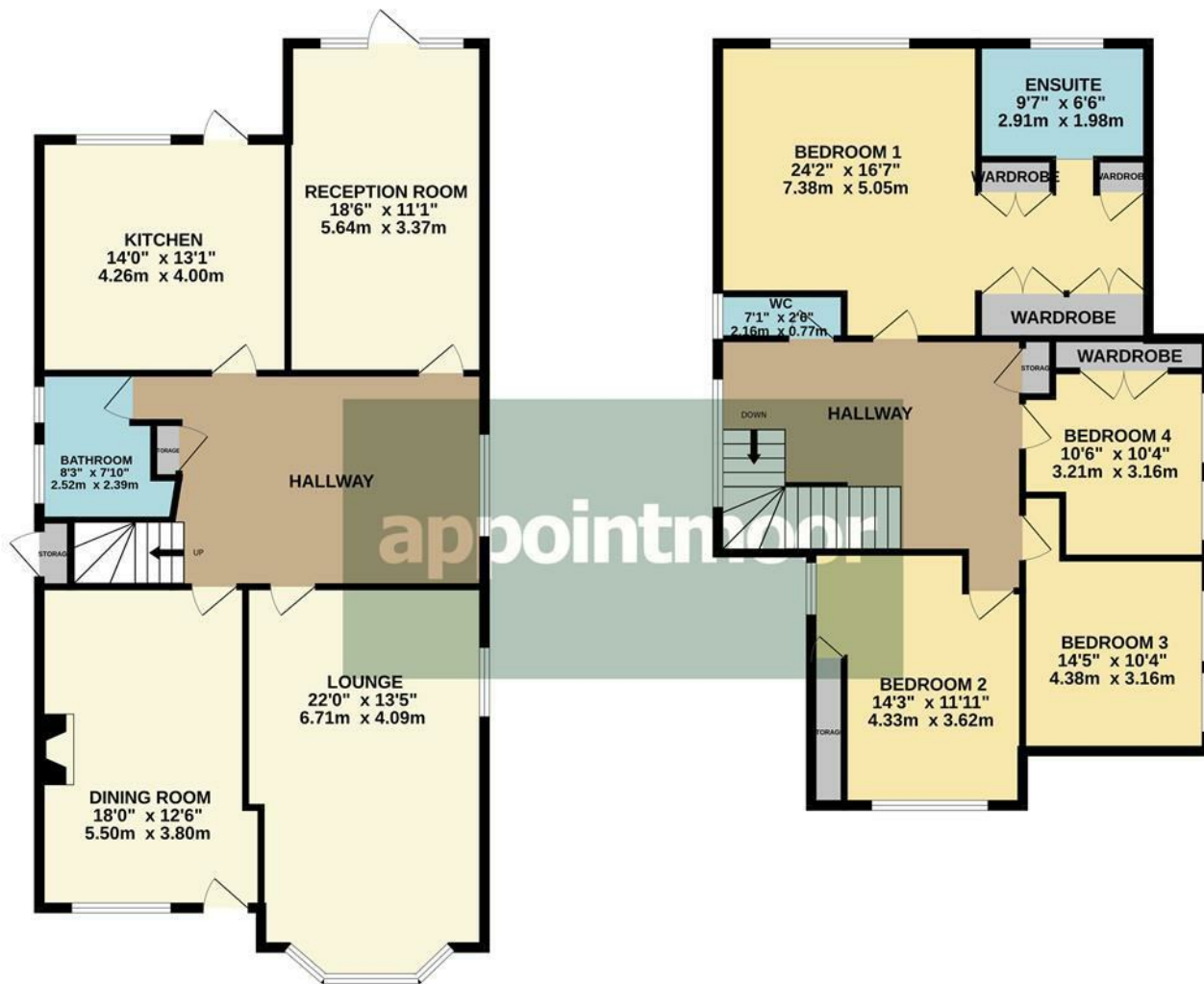
### Front Of Property & Parking

Front driveway with parking for 2 vehicles on main drive, additional side driveway with parking for one vehicle.



GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.

1ST FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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			76
(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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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