



FOR SALE

Chalkwell Esplanade, Chalkwell SS0 8JQ

Guide Price £1,250,000 Freehold Council Tax Band - C

1797.00 sq ft

- Four Bedroom Detached Family Home
- Three Reception Rooms
- Stunning Sea Views
- Potential To Extend In Loft (STPP)
- Spacious Kitchen With Integrated Appliances
- Original Character Features
- Sun Room With Gorgeous Views
- Short Distance To Chalkwell Station
- Stones Throw From Seafront
- Local Amenities Nearby

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

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Description

GUIDE PRICE £1,250,000 - £1,350,000

Along the picturesque Chalkwell Esplanade, this splendid four-bedroom detached family home offers a unique blend of original character and modern living. Spanning an impressive 1,797 square feet, the property boasts stunning sea views that create a serene backdrop for everyday life.

Upon entering, you are welcomed into a spacious and inviting atmosphere, featuring three well-proportioned reception rooms that provide ample space for both relaxation and entertaining. The fitted kitchen, equipped with integrated appliances, is perfect for culinary enthusiasts and family gatherings. The sun room, with its gorgeous views, serves as a delightful retreat, allowing you to bask in the beauty of the surrounding landscape.

The four bedrooms are generously sized, offering comfortable accommodation for the entire family. There is also potential to extend into the loft, subject to planning permission, allowing you to tailor the home to your specific needs. The two bathrooms ensure convenience for busy mornings and family life.

Outside, the large rear garden presents a wonderful space for outdoor activities and gatherings, while the garage and off-street parking for two vehicles provide practical solutions for your parking needs. The property is conveniently located just a short distance from Chalkwell station, making commuting a breeze.

This charming home, with its villa-like feel and stunning coastal views, is a rare find and presents an exceptional opportunity for families seeking a tranquil yet vibrant lifestyle by the sea.





Porch

3'3 x 7'2 (0.99m x 2.18m)

Wooden single glazed door to entrance, tiled flooring.

Entrance Hall

22'10 x 7'2 (6.96m x 2.18m)

Wooden single glazed obscure glass stained door to entrance, tiled flooring, radiator, under stair storage cupboard, ceiling rose, pendant lighting.

Lounge

17'6 x 14'2 (5.33m x 4.32m)

Tiled flooring, radiator, double glazed bay window to front aspect, feature fireplace, built in storage alcoves, cornice, ceiling rose, pendant lighting.

Family Room

14'2 x 12'0 (4.32m x 3.66m)

Tiled flooring, radiator, double glazed French doors to front aspect, double glazed windows to front aspect, cornice, ceiling rose, pendant lighting.

Dining Room

15'8 x 14'5 (4.78m x 4.39m)

Tiled flooring, partially wooden flooring, radiator, double glazed bay window to rear aspect, dado rail, coving to ceiling, ceiling rose, pendant lighting.

Kitchen

11'8 x 11'0 (3.56m x 3.35m)

Tiled flooring, base & wall units, solid oak worksurface incorporating butler style sink & drainer, 4 point electric hob with extractor over, integrated oven, integrated fridge/freezer, partially tiled splashback, ceiling mounted lighting.

Utility Room

11'8 x 3'5 (3.56m x 1.04m)

Tiled flooring, double glazed French doors to rear aspect, Worcester boiler and tempest water tank, space and plumbing for washing machine, partially tiled walls, pendant lighting.

W/C

4'6 x 2'10 (1.37m x 0.86m)

Tiled flooring, tiled walls, double glazed obscure window to side aspect, W.C, hand basin with storage under, wall mounted lighting.

Landing

16'1 x 6'8 (4.90m x 2.03m)

Tiled flooring, double glazed obscure window to side aspect, storage cupboard, coving to ceiling, pendant lighting.

Bedroom 1

16'6 x 12'8 (5.03m x 3.86m)

Tiled and partially wooden flooring, radiator, double glazed bay window to front aspect, feature fireplace, cornice, ceiling rose, pendant lighting.

Bedroom 2

13'4 x 12'7 (4.06m x 3.84m)

Tiled flooring, radiator, double glazed bay window to side aspect, fitted wardrobes, coving to ceiling, pendant lighting.

En-Suite

8'9 x 6'8 (2.67m x 2.03m)

Tiled flooring, radiator, tiled walls, double glazed

obscure window to side aspect, panelled bath with shower system over, hand basin, W/C, extractor, ceiling mounted lighting.

Bedroom 3

12'5 x 12'5 (3.78m x 3.78m)

Tiled and partially wooden flooring, radiator, feature fireplace, cornice, ceiling rose, pendant lighting.

Sun Room

12'5 x 2'7 (3.78m x 0.79m)

Double glazed windows to front aspect, wooden flooring.

Bedroom 4

9'8 x 6'8 (2.95m x 2.03m)

Tiled and partially wooden flooring, radiator, double glazed bay window to side aspect, ceiling mounted lighting.

Bathroom

12'7 x 9'2 (3.84m x 2.79m)

Tiled flooring, tiled walls, radiator, double glazed obscure window to side aspect, W/C, walk in shower cubicle, bidet, extractor, ceiling mounted lighting.

Garage

Wooden door to entrance, concrete flooring, power & lighting, wooden door to rear garden access.

Rear Garden

Patio seating areas, side access gate, laid lawn, shrub & flowerbeds.

Front Of Property & Parking

Block paved driveway with parking for several vehicles.

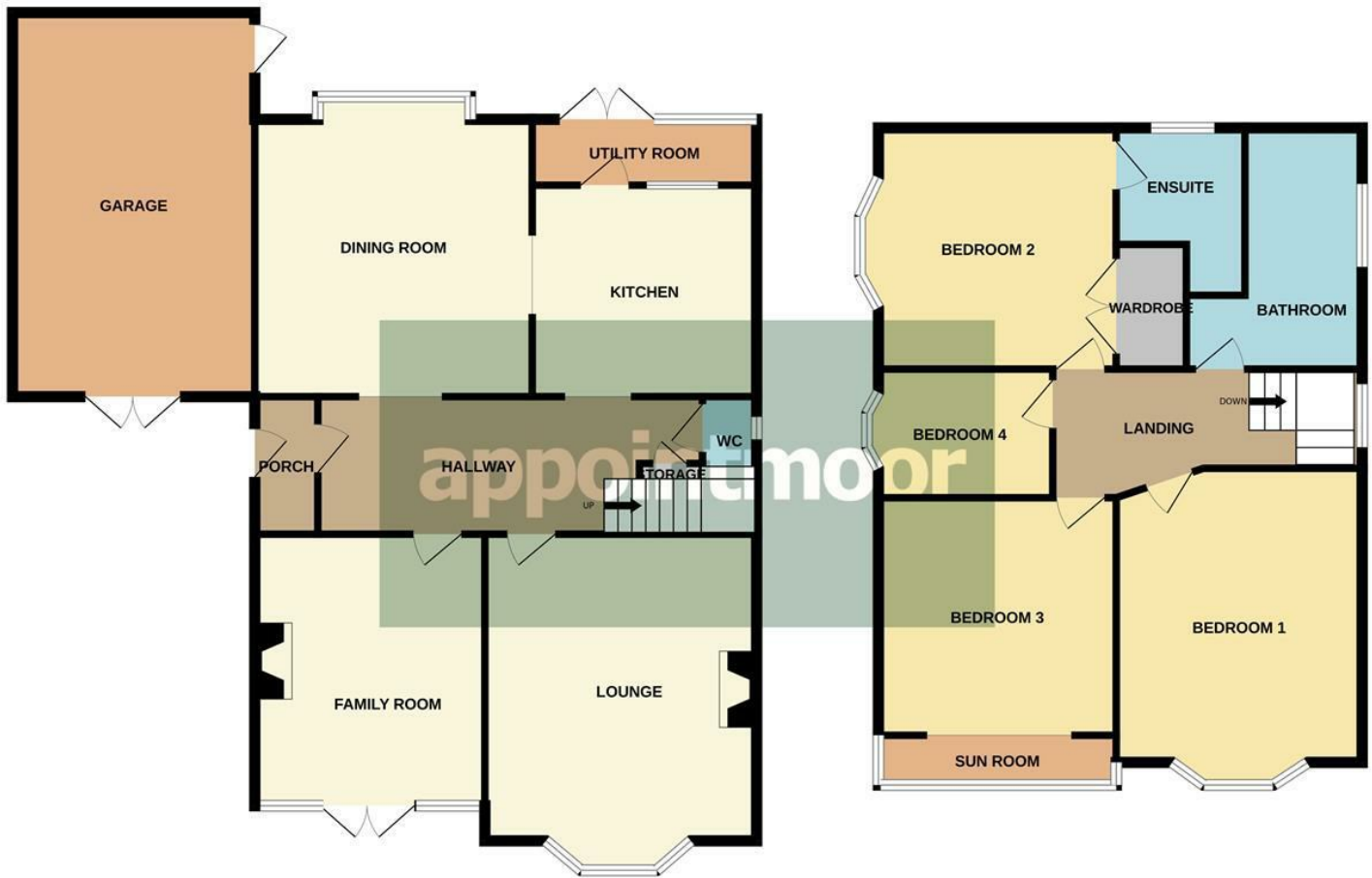
School Catchments

Chalkwell Infant and Junior School
Belfairs Academy



GROUND FLOOR

1ST 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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