



FOR SALE

Hall Park Avenue, Chalkwell SS0 8NR

Asking Price £1,100,000 Freehold Council Tax Band - G

2109.00 sq ft

- Four Bedroom Detached Family Home
- In Sought After Chalkwell Hall Estate
- Three Reception Rooms
- Large Rear Garden With Heated Pool & Jacuzzi
- Four Spacious Bedrooms
- Two Bathrooms & Two Separate W/C's
- Walking Distance To Chalkwell Station
- Good School Catchment Areas
- Stones Throw From Chalkwell Seafront
- Garage With Power & Lighting

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

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Description

****STUNNING CHARACTER HOME****

In the highly desirable Chalkwell Hall Estate, this splendid four-bedroom detached family home on Hall Park Avenue offers a perfect blend of comfort and elegance. Spanning an impressive 2,109 square feet, the property boasts three inviting reception rooms, including a stunning sun room that bathes the space in natural light, creating an ideal setting for relaxation or entertaining guests.

The fitted kitchen is well-equipped, providing ample space for appliances. Each of the four generously sized bedrooms one of which includes a dressing room, all bedrooms offers a peaceful retreat, ensuring that every family member has their own personal space. The property also features two well-appointed bathrooms, catering to the needs of a busy household.

Outside, the home is equally impressive, featuring a heated outdoor pool and an undercover jacuzzi area, perfect for enjoying leisurely afternoons or hosting summer gatherings. The in-and-out driveway provides convenient parking for several vehicles, ensuring that you and your guests can come and go with ease.

Situated within excellent school catchment areas and just a short walk from Chalkwell station, this property is ideally located for families seeking both convenience and community. This charming home is a rare find in a sought-after location, making it an exceptional opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this delightful property your own.





Entrance Hall

12'0 x 8'6 (3.66m x 2.59m)

Single glazed wooden door to entrance, single glazed obscure window to front aspect, carpet flooring, radiator, panelled walls, pendant lighting.

Lounge

20'3 x 9'9 (6.17m x 2.97m)

Carpet flooring, radiator, single glazed window to front aspect, single glazed obscure glass stained windows to side aspect, feature brick built fireplace, wooden beams, wall mounted lighting.

Sun Room

9'9 x 7'8 (2.97m x 2.34m)

Tiled flooring, single glazed doors to rear aspect, single glazed windows to rear aspect, single glazed vaulted skylight, fitted storage cupboards, wall mounted lighting.

Dining Room

9'8 x 9'7 (2.95m x 2.92m)

Carpet flooring, radiator, single glazed window to rear aspect with window seat, feature fireplace, picture rail, pendant lighting.

Kitchen

13'1 x 9'11 (3.99m x 3.02m)

Tiled flooring, single glazed obscure window to side aspect, single glazed window to side aspect, single glazed window to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, radiator, space for range style cooker, space for fridge/freezer, ceiling mounted lighting.

Utility Room

5'1 x 5'0 (1.55m x 1.52m)

Tiled flooring, single glazed window to rear aspect, single glazed door to rear aspect, space & plumbing for washing machine, space & plumbing for dishwasher, worktop space & fitted storage cupboards, ceiling mounted lighting.

Downstairs W/C

2'4 x 2'6 (0.71m x 0.76m)

Tiled flooring, partially tiled walls, W/C, hand basin, ceiling mounted lighting.

Landing

16'9 x 12'3 (5.11m x 3.73m)

Carpet flooring, radiator, loft access, airing cupboard, ceiling mounted lighting.

Bedroom 1

20'5 x 11'3 (6.22m x 3.43m)

Carpet flooring, radiator, single glazed bay window to front aspect, single glazed bay window to rear aspect, fitted wardrobes, picture rail, pendant lighting.

Bedroom 2

15'5 x 12'4 (4.70m x 3.76m)

Carpet flooring, radiator, single glazed bay window to rear aspect, hand basin, single glazed obscure internal windows, picture rail, pendant lighting.

Bedroom 3

12'2 x 10'3 (3.71m x 3.12m)

Carpet flooring, radiator, single glazed bay window to front aspect, picture rail, single glazed obscure internal windows, pendant lighting, stairs leading to dressing area.

Dressing Room

7'3 x 6'8 (2.21m x 2.03m)

Carpet flooring, radiator, single glazed window to front aspect, fitted wardrobes, pendant lighting, door leading to jack and jill shower room.

Shower Room

8'6 x 5'3 (2.59m x 1.60m)

Carpet flooring, radiator, single glazed obscure window to side aspect, W/C, shower cubicle, hand basin, bidet, wall mounted lighting

Bedroom 4

14'9 x 7'0 (4.50m x 2.13m)

Carpet flooring, radiator, single glazed window to rear aspect, ceiling mounted lighting.

Family Bathroom

12'0 x 6'9 (3.66m x 2.06m)

Original lino tiles, radiator, tiled walls, single glazed obscure window to side aspect, sunken bath with shower system over, hand basin, bidet, W/C, ceiling mounted lighting.

W/C

2'10 x 1'9 (0.86m x 0.53m)

Tiled flooring, tiled walls, single glazed obscure window to side aspect, W/C, ceiling mounted lighting.

Garage

Concrete flooring, wooden doors to entrance, housing central heating boiler, power & lighting.

Rear Garden

Concrete crazy paved patio area, laid lawn, large heated pool, covered jacuzzi area, shed to remain, shed housing pool equipment to remain.

Front Of Property & Parking

Crazy paved in & out driveway with parking for several vehicles, access to garage,

School Catchments

Within easy reach of:

Chalkwell Hall Infants & Junior School

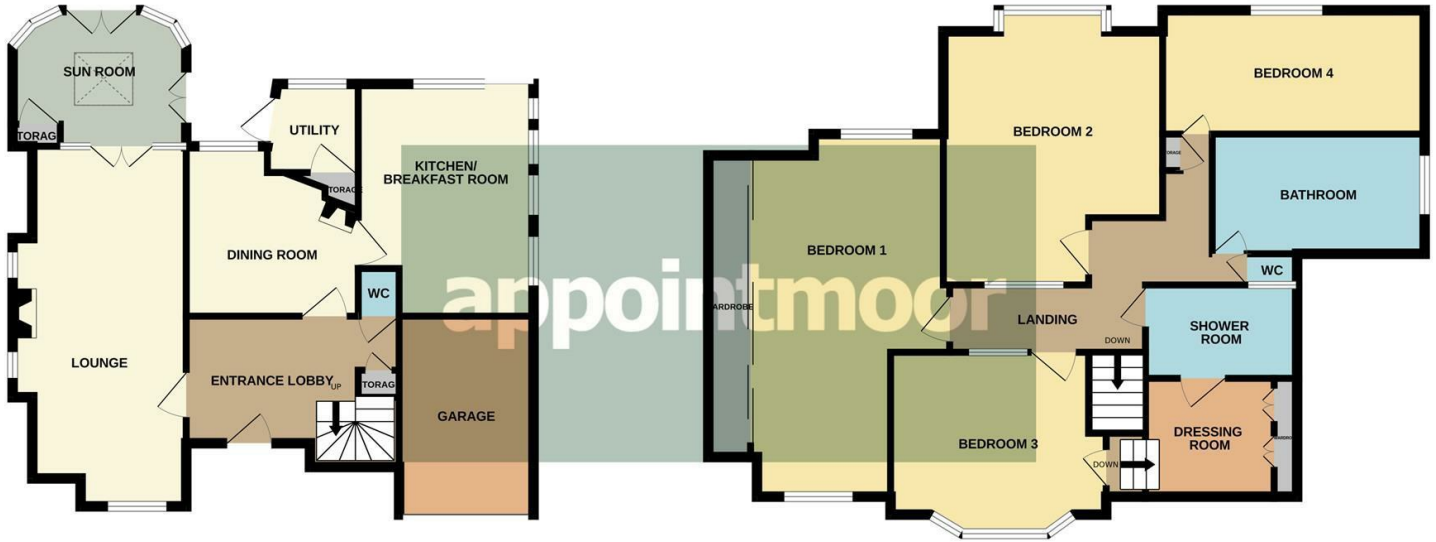
St Bernards Secondary School, St Thomas More,

Westcliff High School & Belfairs Academy Secondary School



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	80

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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