



FOR SALE

The Drive, Chalkwell SS0 8PL

Asking Price £1,350,000 Freehold Council Tax Band D 2567 sq ft

- Detached Seven Bedroom Family Home
- In Sought After Chalkwell Hall Estate
- Fitted Kitchen With Neff & Siemens Appliances
- West Facing Rear Gardens
- Spread Over 3 Floors With 4 Bathrooms
- Walking Distance To Chalkwell Station
- Short Walk To Leigh Broadway
- Driveway With Space For Several Vehicles
- In Catchment For Four Grammar Schools
- Stone Throw From Seafront

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

appointmoor

Description

**** A DREAM FAMILY HOME ****

Welcome to The Drive, a stunning seven bedroom family home located in the sought Chalkwell Hall Estate. Offering the perfect amount of space you have ample room for a growing family. Spread over three floors you have a range of double bedrooms and four bathrooms.

With a stunning open plan kitchen/breakfast room you have a range of integrated appliances such as fridge, dishwasher and a wine fridge. Three spacious reception areas, separate utility area with space & plumbing for appliances and a garage with power & lighting. There is a downstairs W/C and under stair and cloakroom storage also. One of the key features of this property is its large west backing rear garden offering the perfect patio space for enjoying entertaining in the warmer months.

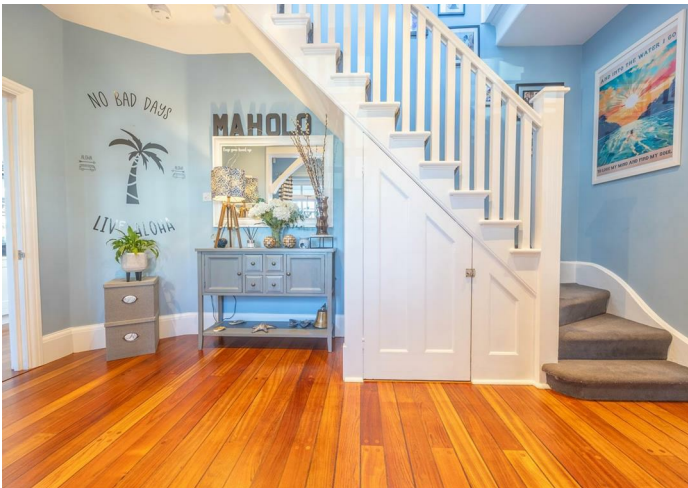
You have a large driveway with space for several vehicles and are also

within catchment for outstanding schools including 4 Grammar schools making it the perfect location for your family.

If you work in the city, you are within a short 5 minute walk to Chalkwell Station taking you directly into London Fenchurch Street. Leigh Broadway is also a short distance where you can enjoy a range of local amenities, bars and restaurants.

If you are looking for the perfect home for you and your family, please give us a call now to arrange a viewing!





Entrance Porch

12'2 x 2'9 (3.71m x 0.84m)

Double glazed door to entrance, double glazed windows to front aspect, tiled flooring, spotlight lighting, wooden part glazed door leading to entrance hall.

Entrance Hall

14'7 x 10'6 (4.45m x 3.20m)

Wooden flooring, radiator, double glazed windows to front aspect, under stair storage cupboard, built in cloakroom cupboard, spotlight lighting.

Ground Floor W/C

4'6 x 3'5 (1.37m x 1.04m)

Wooden flooring, double glazed obscure window to front & side aspect, W/C, hand basin, spotlight lighting.

Lounge

19'2 x 11'7 (5.84m x 3.53m)

Wooden flooring, radiator, double glazed window to front aspect, feature fireplace with electric flame effect fire, coving to ceiling, spotlight lighting. Steps up to:

Sitting Room

13'1 x 12'1 (3.99m x 3.68m)

Wooden flooring, double glazed bay window to rear aspect, double glazed French doors to side aspect, radiator, coving to ceiling, spotlight lighting. Door leading to utility room.

Kitchen/Breakfast Room

21'1 x 18'1 < 15'5 (6.43m x 5.51m < 4.70m)

Wooden flooring, radiator, double glazed window to rear aspect, double glazed French door to rear aspect, base & wall units, Quartz worksurface incorporating a quarter bowl sink unit with Quooker hot tap and filtered cold water in addition to waste disposal unit, integrated NEFF double oven, NEFF 5 ring gas hob with extractor over, integrated full height fridge, integrated under counter freezer, integrated dishwasher, integrated SIEMENS wine fridge, central island with stool seating around and matching worktops with integrated cupboards & drawers, adjacent bespoke fitted seating area, spotlight lighting, open plan to:

Snug

11'1 x 9'9 (3.38m x 2.97m)

Wooden flooring, double glazed window to front aspect, radiator, spotlight lighting.

Utility Room

10'2 x 8'1 (3.10m x 2.46m)

Tiled flooring, integrated fridge and separate freezer, space and plumbing for washing machine/tumble dryer, additional storage, butler sink with mixer tap, double glazed obscure window to rear garden, door leading to rear garden, spotlight lighting.

First Floor Landing

18'2 x 12'1 < 6'5 (5.54m x 3.68m < 1.96m)

Carpet flooring, radiator, double glazed window to front aspect, stairs leading to second floor accommodation, spotlight lighting.

Bedroom 1

18'6" x 12'2" (5.64 x 3.71)

Carpet flooring, radiators, double glazed bay window to rear aspect, double glazed window to rear aspect, double glazed window to side aspect all with bespoke plantation shutters, fitted wardrobes, spotlight lighting.

Dressing Room

11'5 x 8'9 (3.48m x 2.67m)

Carpet flooring, radiator, floor to ceiling fitted mirror wardrobes, spotlight lighting.

En-Suite

7'6" x 6'7" (2.29 x 2.01)

Tiled flooring, tiled walls, heated towel rail, shower cubicle, W/C, hand basin, spotlight lighting.

Bedroom 2

13'5" x 10'7" (4.09 x 3.23)

Carpet flooring, radiator, double glazed bay window to rear aspect, fitted wardrobes, picture rail, spotlight lighting.

Bedroom 3

10'0" x 9'4" (3.07 x 2.87)

Carpet flooring, radiator, double glazed window to front aspect, picture rail, spotlight lighting. Door leading to:

En-Suite

7'7 x 6'1 (2.31m x 1.85m)

Tiled flooring, heated towel rail, double glazed obscure window to front aspect, shower cubicle, W/C, hand basin, spotlight lighting.

Bedroom 4

9'4 x 8'3 (2.84m x 2.51m)

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, airing cupboard housing boiler, spotlight lighting.

Bedroom 5

9'1 x 9'1 (2.77m x 2.77m)

Carpet flooring, radiator, double glazed window to front aspect, spotlight lighting.

Second Floor Landing

Carpet flooring, double glazed window to rear aspect, spotlight lighting.

Bedroom 6

18'1 < 11'1 x 10'5 (5.51m < 3.38m x 3.18m)

Carpet flooring, double glazed window to rear aspect, double glazed French door to Juliette balcony, double glazed Velux windows to front aspect, built in eaves storage, spotlight lighting.

En-Suite

7'3" x 4'5" (2.21m x 1.35m)

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, walk in shower cubicle, hand basin, W/C, spotlight lighting.

Bedroom 7

11'6" x 9'1" (3.51 x 2.79)

Carpet flooring, double glazed window to rear aspect, double glazed Velux window to front aspect, eaves storage, fitted drawers and cupboards, spotlight lighting.

Rear Garden

West backing rear garden, porcelain tiled patio area, laid to lawn with raised borders and mature trees, decking to the rear with summerhouse, side access to front of property.

Garage,

Concrete flooring, power & lighting.

Front Of Property & Parking

Paved driveway with space for several vehicles, access to garage, mature trees & shrubs.

School Catchments

Saint Pierre School
Chalkwell Hall Infant School
Chalkwell Hall Junior School
Westcliff High School for Girls
Westcliff High School for Boys Academy
St Thomas More High School



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	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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	45	66
(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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