



FOR SALE

St. Hildas Mews, Chalkwell SS0 8FL

Offers In Excess Of £675,000 Freehold Council Tax Band - G 2046.00 sq ft

- Terrace Five Bedroom Town House
- Modern Fitted Kitchen With Integrated Appliances
- Three Bathrooms
- Maintainable Rear Garden
- Two Parking Spaces
- Walking Distance To Westcliff & Chalkwell Stations
- All Siemens Appliances
- Modern Interior Throughout
- 3 Years New Build Warranty Remaining
- Local Amenities Nearby

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

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Description

****MODERN LIVING THROUGHOUT****

Appointmentmoor Estates are pleased to welcome to the market this fabulous 3 Storey Family Home! Set in a quiet tree-lined avenue, St. Hilda's provides the best of both worlds. It's the ideal place for families seeking a fantastic space to live and grow, or for individuals and couples wishing to make the most of the area.

Perfectly positioned for work and play, the location is wonderfully peaceful, yet all the hustle and bustle you could desire is just

moments away. Living at St. Hilda's gives you choice: an abundance of local eateries, excellent leisure facilities, a vibrant arts scene and with Chalkwell station within walking distance, London is less than an hour away by train.

Aluminium/double glazed windows & bi-fold doors to the family room, Smoke and carbon monoxide detection to all floors and heat detection to kitchens. Brushed stainless steel or white light switches, sockets and dimmers. Cycle store area, Communal planted garden.

Additional Information

Photos are show home images of House 2 and are an indication only.

Service Charge is payable at £415.34 for the year, billed in 6 monthly instalments of £207.67 - This includes a contribution towards:

- Car park lighting electricity & repairs
- Regular gardening & grounds maintenance to communal areas
- Pump maintenance (waste)
- Accountancy & management fees

Vendor cannot complete before 31/07/2025.

Entrance Hall

UPVC door to entrance, wooden flooring with underfloor heating, spotlight lighting.

Lounge

16'6" x 12'7" (5.05 x 3.84)

Solid wooden flooring with underfloor heating, double glazed bi-fold doors to rear, spotlight lighting.

Kitchen/Breakfast Room

19'4" x 18'3" (5.91 x 5.58)

Wooden flooring with underfloor heating, contemporary Leicht kitchens designed by Kube with soft closing cabinetry and drawer units, Quartz worksurfaces incorporating Blanco sink & tap, Siemens fully integrated dishwasher, built in island in kitchens with 2 x Siemens multi-function ovens (one with steam and microwave function ability), 2 x Siemens fridges/freezers, spotlight lighting.

Bedroom 1

13'3" x 11'7" (4.05 x 3.55)

Carpet flooring, radiator, double glazed bay window to front aspect, fitted wardrobe space, pendant lighting.

En-Suite

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

Bedroom 2

14'1" x 9'2" (4.30 x 2.80)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Bedroom 3

9'10" x 9'8" (3.02 x 2.97)

Carpet flooring, radiator, double glazed bay window to rear aspect, pendant lighting.

Bathroom

Tiled flooring, tiled walls, heated towel rail, free standing bath, hand basin, W/C, spotlight lighting.

Bedroom 4

19'4" x 12'9" (5.91 x 3.91)

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

Bathroom

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

Bedroom 5

19'4" x 12'9" (5.89m x 3.89m)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Rear Garden

Maintainable rear garden with tiled patio area & laid to lawn.

Front Of Property & Parking

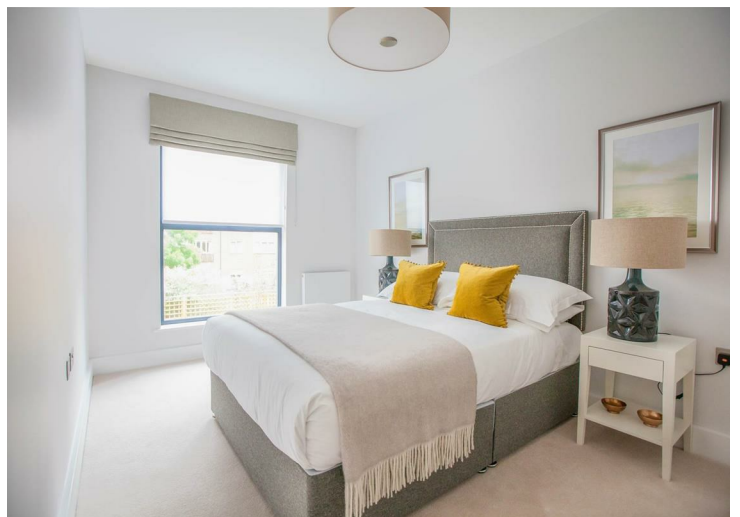
Concrete paved pathway to entrance, allocated parking for two vehicles.

School Catchments

Saint Pierre School
Milton Hall Primary School and Nursery
Chase High School
Westcliff Highschool For Girls
Westcliff Highschool For Boys

Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmentmoor Estate Agents.





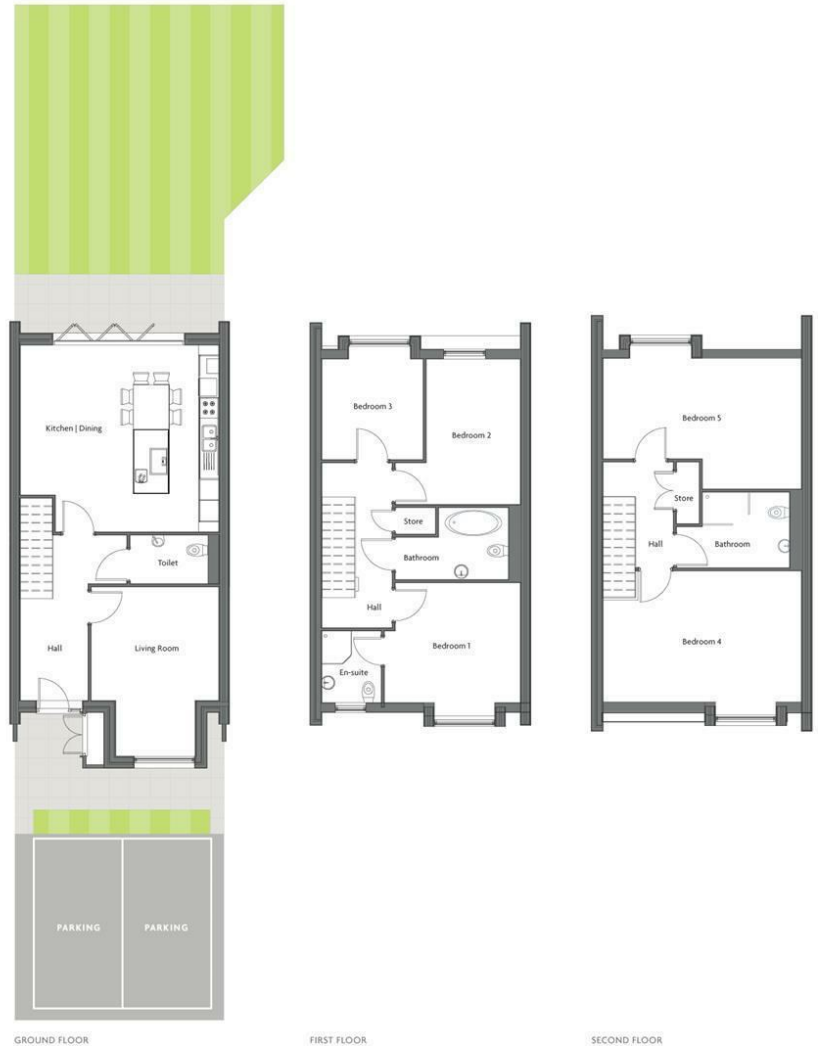
ST. HILDA'S

~ CHALKWELL ~

3, St. Hilda's Mews, Chalkwell, Westcliff on Sea,
Essex SSO 8FL

GROUND FLOOR	METRIC	IMPERIAL
Kitchen Dining	5.91 x 5.58	19' 5" x 18' 4"
Living Room	3.84 x 5.05	12' 8" x 16' 7"
FIRST FLOOR		
Bedroom 1	4.05 x 3.55	13' 4" x 11' 8"
Bedroom 2	2.80 x 4.30	9' 3" x 14' 1"
Bedroom 3	3.02 x 2.97	9' 11" x 9' 9"
SECOND FLOOR		
Bedroom 4	5.91 x 3.91	19' 5" x 12' 10"
Bedroom 5	5.91 x 3.90	19' 5" x 12' 10"
EXTERNAL		
Rear Garden	6.32 x 9.16	20' 9" x 32' 5"
Total (Internal)		
	190 sqm	2046 sq ft
Total (External)		
	75 sqm	807 sq ft

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. June 2017.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	87
(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	93
(81-91) B	87
(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

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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