



# FOR SALE

## Chalkwell Esplanade, Chalkwell SS0 8JQ

Offers Invited £1,395,000 Freehold Council Tax Band - G

2540.30 sq ft

- Four Bedrooms
- Detached Property With 2718sqft Of Floorspace
- A Fantastic Mix Of Modern And Period Features
- Approved Planning Permission
- Off Street Parking For Multiple Vehicles
- No Onward Chain
- Beautiful Seaviews
- Secure Garage
- Seafront Location
- Three Reception Rooms

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

**appointmoor**



## Description

**\*\*PLANNING PERMISSION GRANTED\*\* FANTASTIC SEAVIEWS\*\***

We are privileged to be the sole representatives of this stunning family home situated on Chalkwell Esplanade with panoramic seaviews.

Covering 2,718sqft, this property is already a fantastic spacious property, however, there is also the potential to extend further with approved planning in place.

This four bedroom detached home provides three reception rooms, which include a bright and welcoming lounge, large dining room and separate breakfast room which adjoins the

modern open plan kitchen, there is also a utility room, w/c and cloakroom which completes the ground floor.

The first floor offers a family bathroom with separate w/c and four generous sized bedrooms with the main bedroom providing a large en-suite.

Externally, there is a landscaped garden to the rear, off street parking to the front and a south facing balcony with stunning seaviews.

To take in the abundance of character and modern features this property offers, we highly advise an internal viewing.







7 Proposed East Elevation (Right Side)



8 Proposed West Elevation (Left Side)



### **Entrance Hall**

A stunning and spacious entrance hall with the main entrance to the side of the building and internal doors leading to ground floor accommodation.

### **Lounge**

16'4 x 14'5 (4.98m x 4.39m)

The sea can be viewed from the large double glazed bay window to the south facing front aspect. There is built in storage, radiator and carpet laid to floor.

### **Dining Room**

15'7 x 13'3 (4.75m x 4.04m)

Positioned to the rear of the property with a large double glazed bay window looking out to the conservatory and two double glazed windows to the side aspect. There is a storage cupboard and carpet laid to floor.

### **Breakfast Room**

13'4 x 12'0 (4.06m x 3.66m)

The Breakfast room leads on from the Kitchen and offers plenty of space for a table and chairs to enjoy your morning breakfast with plenty of light coming through from the conservatory.

### **Kitchen**

12'9 x 8'8 (3.89m x 2.64m)

Featuring matching wall and base units with complementary granite work surface and stainless steel double sink and drainer, integrated appliances include a fridge freezer, dishwasher, double oven and microwave. There is tiled flooring, a double glazed window to side aspect and double glazed door leading to the utility room.

### **Utility Room**

8'8 x 7'0 (2.64m x 2.13m)

Space and Plumbing for a washing machine and tumble dryer. There is a double glazed door leading to the side aspect and tiled flooring.

### **W/C**

Fitted with a two piece suite comprising a low level w/c and wash hand basin.

### **Cloakroom**

A large storage room.

### **Conservatory**

22'8 x 21'3 (6.91m x 6.48m)

A lovely space to relax with tiled flooring and windows to both sides aspects and to the rear looking out to the garden. There is a radiator, tiled flooring and double glazed French doors leading to the rear garden.

### **Garage**

20'1 x 11'0 (6.12m x 3.35m)

The garage can be accessed from the hallway or from the front driveway and has power, lighting and the heating system for the house.

### **First Floor Landing**

### **Bedroom 1**

20'0 x 14'1 (6.10m x 4.29m)

Offering beautiful views out to sea from the main bedroom with a large double glazed bay window to the front aspect, bespoke fitted wardrobes, two further double glazed windows to the side aspect, with carpet laid to the floor and door leading to the En-suite.

### **En-Suite**

15'8 x 8'8 (4.78m x 2.64m)

Fitted with a four piece suite comprising a sunken bath with mixer tap and hand held shower attachment, low level w/c, bidet and hand wash basin in a vanity unit. There are inset spotlights to the ceiling and double glazed obscure window to the side aspect.

### **Bedroom 2**

18'10 x 13'6 (5.74m x 4.11m)

A bay window over looks the rear garden and internally the room offers bespoke fitted wardrobes and carpet laid to floor.

### **Bedroom 3**

12'7 x 12'0 (3.84m x 3.66m)

With a double glazed window to the rear aspect, bespoke fitted wardrobes, and carpet laid to floor.

### **Bathroom**

8'10 x 6'10 (2.69m x 2.08m)

Fitted with a three piece suite comprising a panelled bath, separate shower cubicle and wash hand basin in vanity unit. There is a double glazed obscure window to the side aspect.

### **W/C**

A separate low level w/c with a double glazed window to the side aspect.

### **Bedroom 4**

14'3 x 8'10 (4.34m x 2.69m)

There are double glazed sliding doors opening out to a south facing balcony with beautiful seaviews. There is a double glazed window to the side aspect and carpet laid to floor.

### **Balcony**

11'6 x 4'7 (3.51m x 1.40m)

The south facing balcony offers panoramic seaviews.

### **Rear Garden**

Commencing with a patio area surrounding the conservatory with remainder laid to lawn and flower beds, established shrubbery and fence to all boundaries.

### **Driveway**

A concrete driveway providing off street parking with gated access leading to the rear.

### **School Catchment**

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

### **Tenure**

Freehold







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) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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