



FOR SALE

Chalkwell Esplanade, Chalkwell SS0 8JQ

Offers Invited £1,250,000 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

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.

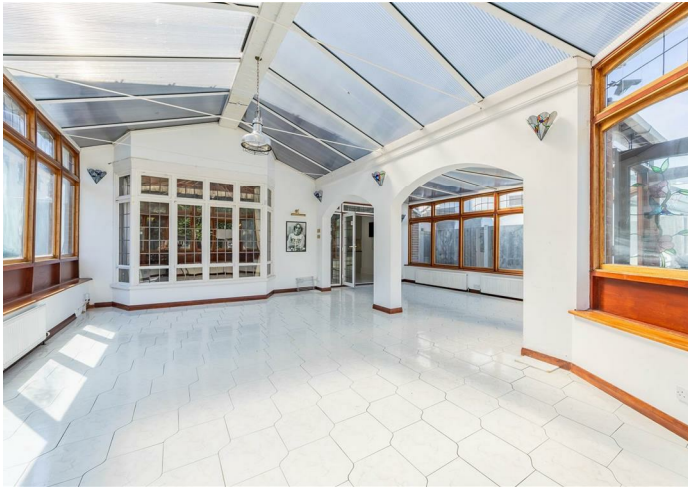
This four bedroom detached home provides three reception rooms, which include a bright and welcoming lounge, large dining room and separate breakfast room which adjoins the modern open plan kitchen, there is also a utility room, w/c and cloakroom which completes the ground floor.

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.





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.
Made with Metropix ©2025



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	

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

appointmoor



facebook.com/appointmoor



instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk