



FOR SALE

**Kings Road,
Chalkwell SS0 8PH**

Guide Price £1,050,000 Freehold Council Tax Band - G

1905.00 sq ft

- Four Bedroom Detached Idyllic Family Home
- Desirable Chalkwell Location
- Off-Street Parking And Garage, Eliminating Parking Worries Entirely
- Landscaped Gardens Boasting Large Lawns, Patio, Floral Shrubbery And Playhouse
- Modern Kitchen With Integrated Appliances And Ample Storage
- Boasting Three Reception Rooms
- Versatile Loft Room With Abundant Storage Perfect As Children's Playroom
- Elegant Porch And Statement Entry Steps
- Ideal Coastal Location Close To Seafront, Parks And Train Station
- Open Plan Layout With Cosy Features And Coastal Themes

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

appointmoor

Description

GUIDE PRICE £1,050,000 - £1,150,000

An idyllic family home situated in the desirable Chalkwell area, where spacious living meets graceful locality. Bathed in natural light, the open plan layout of this home is made cosy with fireplace features, a charming bay-seat and shutter divides to name a few. A versatile loft room with an abundance of storage makes for ideal use as a dedicated children's playroom or creative retreat.

Outside, the beautifully landscaped front and rear gardens offer a wonderful place for family life activities, featuring a

delightful playhouse for your young ones, a large laid to lawn area, patio area for outdoor furniture and beautiful floral shrubbery in the front creating immense kerb appeal, this home is equipped for hosting memorable social events for family and friends. With off street spaces and a garage, worrying about parking becomes a thing of the past here.

Beyond the garden gate, a sun-soaked coastal lifestyle awaits. With Chalkwell Park just behind the home and the seafront close by, this location offers exciting outdoor adventures on your doorstep. Plus with excellent transport links, local schools and amenities just moments away.. It's the perfect backdrop for your next family chapter.





Measurements

Porch

6'9 x 2'8 (2.06m x 0.83m)

Entrance hall

9'8 x 7'7 (2.95m x 2.33m)

Dining room

11'10 x 10'2 (3.63m x 3.10m)

Kitchen

8'11 x 11'3 (2.74m x 3.43m)

Lounge

11'3 x 19'11 (3.45m x 6.09m)

Sunroom

14'6 x 8'7 (4.44m x 2.63m)

WC

6'10 x 2'5 (2.10m x 0.75m)

Bedroom 1

13'3 x 11'7 (4.06m x 3.55m)

Ensuite

10'10 x 7'6 (3.31m x 2.30m)

Bedroom 2

11'1 x 11'9 (3.38m x 3.59m)

Bedroom 3

7'6 x 11'8 (2.31m x 3.57m)

Bedroom 4

7'7 x 8'7 (2.32m x 2.64m)

Bathroom

7'4 x 5'2 (2.24m x 1.60m)

Loft Room

21'0 x 9'7 (6.41m x 2.93m)

Ground Floor

Entering the property through the porch, you instantly feel a sense of serenity, with coastal themed tones and features, a spacious hallway leads to the left into the lounge, with built in media wall and storage. An opening then follows through to the sun room allowing natural light to fill the space, from here there is access to the rear garden patio area via sliding doors. Starting back in the hallway on the right, leads into the dining room, a picturesque area looking out onto the peaceful front garden which produces vibrant pink blooms in the summer time to admire. From here follows into the kitchen, with integrated appliances, plenty of base and wall units for storing your culinary belongings and access to the rear garden. This floor is completed by a W/C with hand crafted coastal wall design, making for a spectacular property feature.

First Floor

The first floor houses all four bedrooms. Starting on the left at the top of the stairs, you'll find the family bathroom, a 3 piece suite, W/C, hand basin built into large vanity unit, and bath with shower overhead. Further on to the left is Bedroom 1, with built in

wardrobe storage and 3 piece suite en-suite for extra convenience. Straight ahead is bedroom 4, ideal for a younger child or optional office space depending on your needs. To the right is both bedroom 2 and 3, double bedrooms with built in wardrobe storage. From the spacious landing, a staircase leads up to the loft room.

Second Floor

The second floor completes the property, a large space that is open to interpretation, but in our opinion makes for a perfect play area with endless storage that wraps around the room and great natural light from the large skylights either end.

Exterior

The front of the property creates a heavenly picture, a large laid to lawn area with paved steps allow for manoeuvring around the garden, plus a statement feature being the steps leading up to the front doorway gives the property a grand feel. With an attached garage and driveway parking for several vehicles and gates for extra security, parking here is easy and convenient. Both the front and rear gardens are detailed with mature, well kept shrubbery and florals adding to the already beautiful nature of the property. The rear garden has a generous paved patio area, a perfect space for outdoor furniture to entertain. A large raised laid to lawn area means your children have plentiful space to play with the added bonus of a play house which will remain (see photo). Overall, a substantial plot with blissful features.

Location

Just behind the house, you will find Chalkwell Park, a lovely place to visit for dog walks, also with playgrounds for your children to exercise and enjoy. Being within walking distance to the sea front, coastal amenities and entertainment awaits. Take your children down to enjoy an ice cream and splash around in the sea on a sunny day, or head further up the seafront of the amusement arcades offering bundles of exciting; A joyful opportunity to create lasting memories with your family. With great transport links, a short distance from Chalkwell Train Station, this home location is ticking boxes!

School Catchments

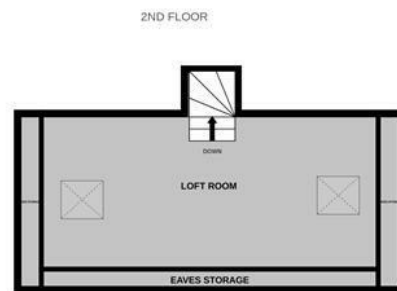
Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

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 62025

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

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



facebook.com/appointmoor



instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor