



FOR SALE

First Avenue, Chalkwell SS0 8HR

Guide Price £1,200,000 Freehold Council Tax Band - F 2303.00 sq ft

- Guide Price *£1,200,000 - £1,250,000*
- Imposing Double Fronted Six Bedroom Detached House
- Moments From Chalkwell Beach
- Principal Suite with South Facing Balcony
- Two Reception Rooms & 34' Kitchen Family Room
- Utility, Cloakroom & Two Office Rooms
- South Facing Rear Garden - 120' approx.
- Heated Outdoor Swimming Pool
- Double Length Garage with Power
- Off Street Parking for Several Vehicles

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

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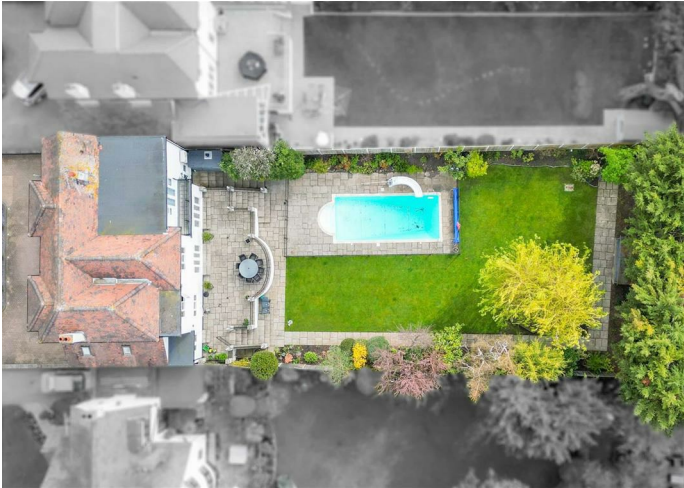
Description

GUIDE PRICE £1,200,000 - £1,250,000

Imposing detached six bedroom house located in the heart of Chalkwell. This impressive property sits on a spacious south backing plot with superb rear garden, outdoor heated swimming pool, double length garage and off street parking for 6-7 vehicles. The double fronted house begins with a large welcoming entrance hall leading to two reception rooms, stunning open plan kitchen family room to rear, utility room, two offices and cloakroom, with underfloor heating throughout. To the first floor are six bedrooms and a shower room, with the principal bedroom having a four piece en-suite, walk in wardrobe and private south facing

balcony.

First Avenue in Chalkwell is just moments from the beach and a short distance to the rail station, local amenities and Leigh Broadway. You have a fantastic benefit of being within catchment for four of the UK's most 'Outstanding' grammar schools, a 5 minute walk to Westcliff/Chalkwell beach and have access to both C2C and Greater Anglia line. Viewing for this property is advised.





Entrance

Double doors into a glazed porch with tiled floor and further glazed double doors into entrance hallway. Tiled floor with underfloor heating, coving, inset spotlights, radiator, stairs to first floor with storage cupboard and doors to rooms.

Lounge

20'2 x 11'9 (6.15m x 3.58m)

Glazed double doors into the lounge at the front aspect with double glazed leadlight bay window, tiled floor with underfloor heating, coving and inset spotlighting.

Dining Room

17'5 x 11'2 (5.31m x 3.40m)

Dining room to front aspect with double glazed leadlight bay window, tiled floor with underfloor heating, coving and inset spotlighting.

Open Plan Family Room & Kitchen

22'9 x 11'2 x 13'11 x 11'2 (6.93m x 3.40m x 4.24m x 3.40m)

Beautiful open plan family room and kitchen with two sets of double glazed French doors opening out to the rear garden. The family room has tiled floor with underfloor heating, tall radiator & wall radiator, coving, inset spotlighting and wall mounted air conditioning unit. The stylish fitted Paul Newman kitchen has a double glazed window to the rear, tiled floor with underfloor heating and a range of wall and base units with under cabinet lighting, Silestone work surfaces central island and 1 & 1/4 sink with mixer tap and water softener. Integrated appliances include double eye level ovens with microwave and steam function, induction hob with extractor, tall fridge, dishwasher, bin storage and wine cooler.

Utility Room

10'6 x 11'2 (3.20m x 3.40m)

Door from kitchen to utility room with Velux window, tiled floor with underfloor heating, coving and small loft space. Square edge work surface with stainless steel sink & drainer and space for appliances. Doors to both office spaces.

Two Offices

Front and rear office spaces. The front office has an external door leading to the driveway, Velux window, fitted carpet, fitted units and radiators. The rear office has a double glazed window and door leading to the rear garden, tiled floor with underfloor heating, fitted units, inset spotlighting and radiator.

Cloakroom

Two piece suite comprising wash hand basin with mixer tap and WC. Tiled floor with underfloor heating and coving.

First Floor

Wooden stairs to first floor landing with fitted carpet, coving, inset spotlighting, radiator and loft hatch. Doors to all rooms.

Bedroom 1 & Balcony

16'10 x 13'4 (5.13m x 4.06m)

Principal bedroom suite to the rear aspect with French doors leading to a private south facing balcony overlooking the garden. Fitted carpet, coving with inset spotlighting, decorative leadlight internal window and radiator. Doors to en-suite and walk in

wardrobe with fitted carpet, inset spotlighting and extensive storage.

En-Suite

10'8 x 8'2 (3.25m x 2.49m)

Fully tiled four piece luxury suite comprising WC, dual vanity wash hand basins, freestanding slipper bath and walk in shower cubicle with glazed door. Obscure double glazed window, tiled floor with underfloor heating, inset spotlighting and heated towel rail.

Bedroom 2

17'5 x 13'5 (5.31m x 4.09m)

Bedroom to front aspect with double glazed leadlight bay window, fitted carpet, coving, inset spotlighting, vanity wash hand basin and radiator.

Bedroom 3

13'4 x 11'9 (4.06m x 3.58m)

Bedroom to front aspect with double glazed leadlight bay window, fitted carpet, wash hand basin and radiator.

Bedroom 4

11'2 x 9'10 (3.40m x 3.00m)

Bedroom with double glazed window to rear aspect, fitted carpet, coving, inset spotlighting and radiator.

Bedroom 5

11'3 x 11'2 (3.43m x 3.40m)

Bedroom with double glazed window to rear aspect, fitted carpet, coving, inset spotlighting and vanity wash hand basin.

Bedroom 6

8'9 x 7'10 (2.67m x 2.39m)

Bedroom to front aspect with double glazed leadlight window, fitted carpet, coving and radiator.

Shower Room

Three piece suite comprising shower with glazed screen, WC and vanity wash hand basin. Tiled walls, inset spotlighting, tiled floor with underfloor heating, obscure double glazed window and chrome heated towel rail.

Rear Garden & Swimming Pool

120' approx (36.58m approx)

Superb south facing rear garden commencing with a raised patio area and steps down leading to lawn, mature shrubbery borders, timber fencing, summer house and garden shed. Gated area for the heated swimming pool with paved surround and boiler located in the shed. Access to garage.

Garage & Parking

Paved in and out driving for ample parking of several vehicles. Double length garage with power and lighting.

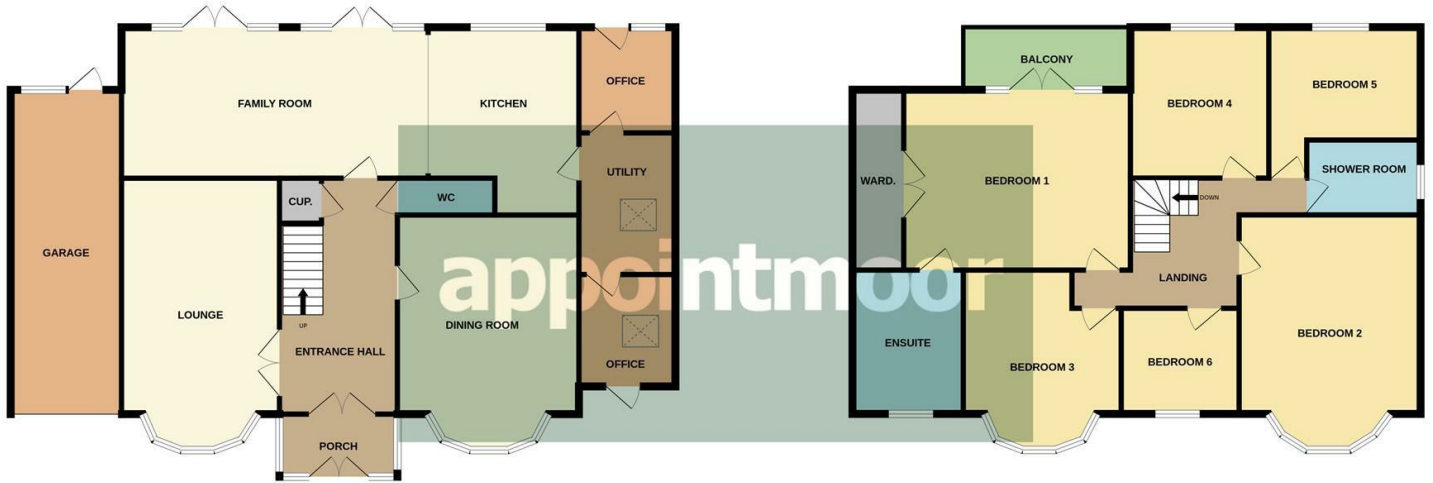
School Catchments

Saint Pierre School
Chalkwell Hall Junior School
Westborough Academy
Westcliff High School For Girls
St Thomas Moore School



GROUND FLOOR

1ST 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		
(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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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