



FOR SALE

**Chalkwell Avenue,
Westcliff-On-Sea SS0 8NL**

Offers In Excess Of £1,100,000 Freehold Council Tax Band - G

5  3  2  2464.96 sq ft

- Stunning Character Five Bedroom Detached Home
- Situated On The Chalkwell Hall Estate
- Positioned On A Corner Plot With South and West Backing Gardens
- Off Street Parking For Multiple Vehicles And Garage
- No Onward Chain
- Charm And Character Throughout
- Beautiful Large Entrance Hall
- Close To Two Mainline Stations
- Only A Short Walk To The Seafront, Leigh Broadway, Shops And Restaurants
- Great Schools Nearby

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

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Description

****THIS PROPERTY HAS BEEN SOLD OFF MARKET****

Situated on the ever popular Chalkwell Hall Estate, this charming detached house on Chalkwell Avenue offers a splendid opportunity for family living. Built in 1931, this character property boasts an impressive 2,465 square feet of space, making it ideal for those seeking both comfort and style.

The home features five generously sized bedrooms, providing ample accommodation for families or guests. With three well-appointed bathrooms, including two bathrooms and a shower room. The welcoming hallway and first-floor landing create an inviting atmosphere, leading you to the heart of the home.

The property includes two reception rooms, additionally, a utility room and a garage add to the practicality of this delightful residence. Set on a corner plot, the house benefits from off-street parking for up to five vehicles, ensuring convenience for both residents and visitors.

The large private gardens facing west and south offer a tranquil outdoor space. The location is particularly advantageous, with Westcliff and Chalkwell mainline stations just a short distance away, providing easy access to London and beyond. The seafront, along with a variety of shops, restaurants, and reputable schools, is also within walking distance, making this property perfectly situated for modern living.

This home is being advertised with no onward chain, allowing for a smooth transition for prospective buyers. If you are looking for a spacious family home in a prime location, this property is not to be missed.





Measurements

Hallway - 12'11 x 11'10 (3.94m x 3.61)
Office - 12'11 x 8'5 (3.94m x 2.57m)
Bedroom 5 - 14'5 x 12'6 (4.39m x 3.81m)
En-Suite Shower Room - 9'10 x 6'1 (3.00m x 1.85m)
Lounge - 23'5 x 13'11 (7.14m x 3.96m)
Conservatory - 21'6 x 11'10 (6.55m x 3.61m)
Kitchen - 17'7 x 11'2 (5.36m x 3.40m)
Reception - 12'5 x 11'4 (3.78m x 3.45m)
Utility Room - 7'2 x 6'1 (2.18m x 1.85m)
Garage - 16'10 x 11'0 (5.13m x 3.35m)
Landing - 13'0 x 11'10 (3.96m x 3.61m)
Bedroom 1 - 14'5 x 12'11 (4.39m x 3.94m)
Dressing Room - 6'9 x 5'11 (2.06m x 1.80m)
En-Suite - 7'11 x 7'9 (2.41m x 2.36m)
Bedroom 2 - 13'11 x 12'11 (4.24m x 3.94m)
Bedroom 3 - 13'11 x 10'0 (4.24m x 3.05m)
Bedroom 4 - 12'11 x 8'6 (3.94m x 2.59m)
Bathroom - 10'7 x 7'7 (3.23m x 2.31m)

Interior

Upon entering this beautiful home, you will straight away feel the warmth and character from the large hallway with the stunning staircase leading to the first floor. There is an office to the right of the hallway with plenty of light making it comfortable to work from home, then further along the hallway is the ground floor bedroom suitable for visitors with its own personal en-suite. The lounge is situated to the rear of the property which leads out to the conservatory and then onto a west backing garden. The kitchen is fitted with matching wooden wall and base units and has a door leading to a further reception room which adjoins the conservatory, there is a separate utility room and garage which complete the ground floor. The first floor offers a large light and airy landing with doors leading to a family bathroom and four spacious bedrooms with the main bedroom offering an ensuite bathroom and dressing room.

Exterior

Commencing with off street parking for multiple vehicles to the front of the property with a large garden to the south side and west sides with trees, shrubbery and fence to all boundaries.

Location

Positioned on the corner of Chalkwell Avenue and The Ridgeway, this family home is in a perfect location for those looking for a home near to the seafront, mainline stations and nearby walks to Leigh Broadway, London Road and Chalkwell Park.

School Catchment

Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

Tenure

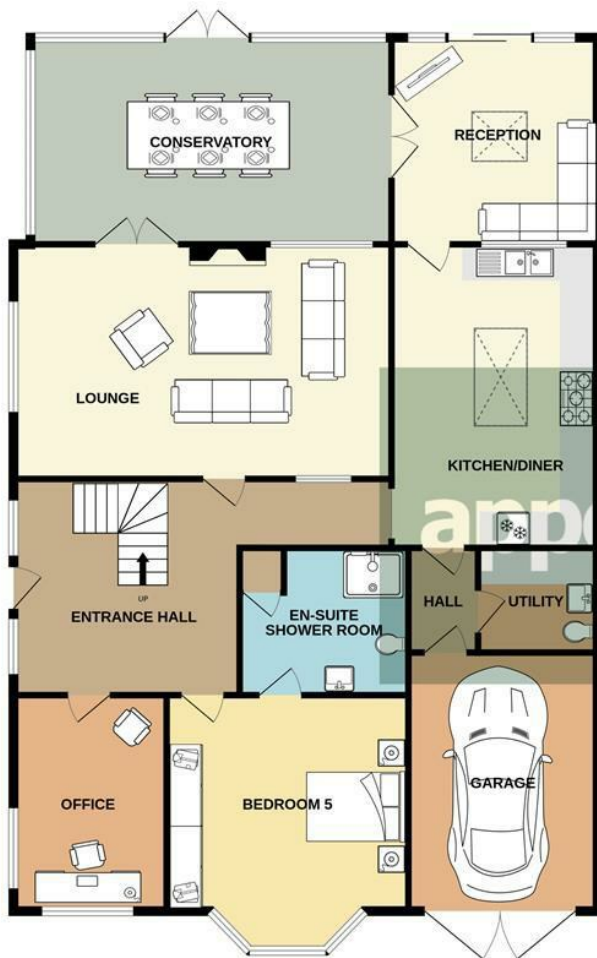
Freehold





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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