



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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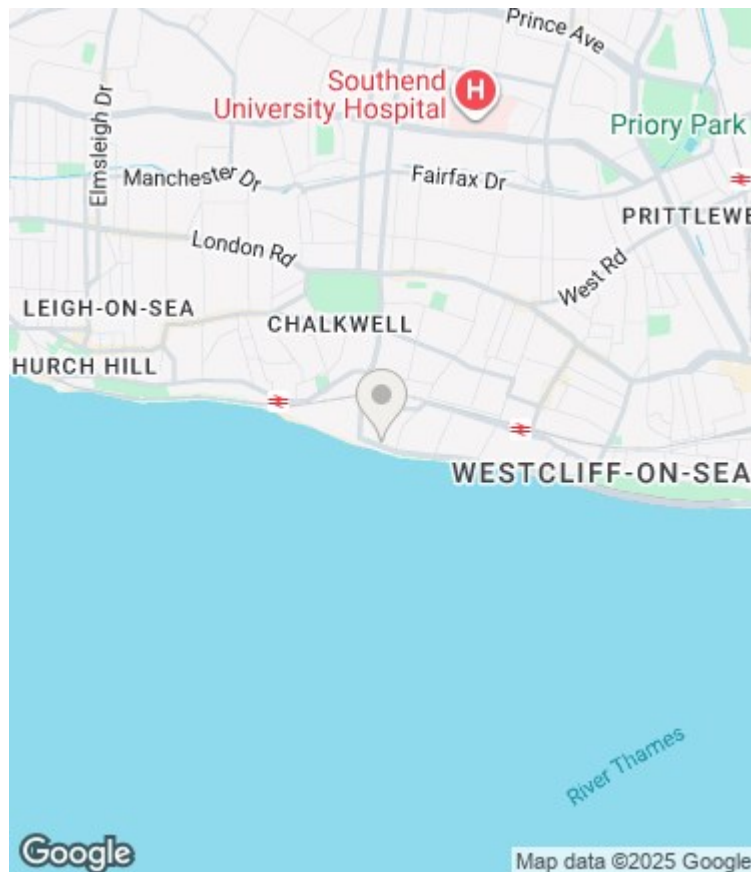
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

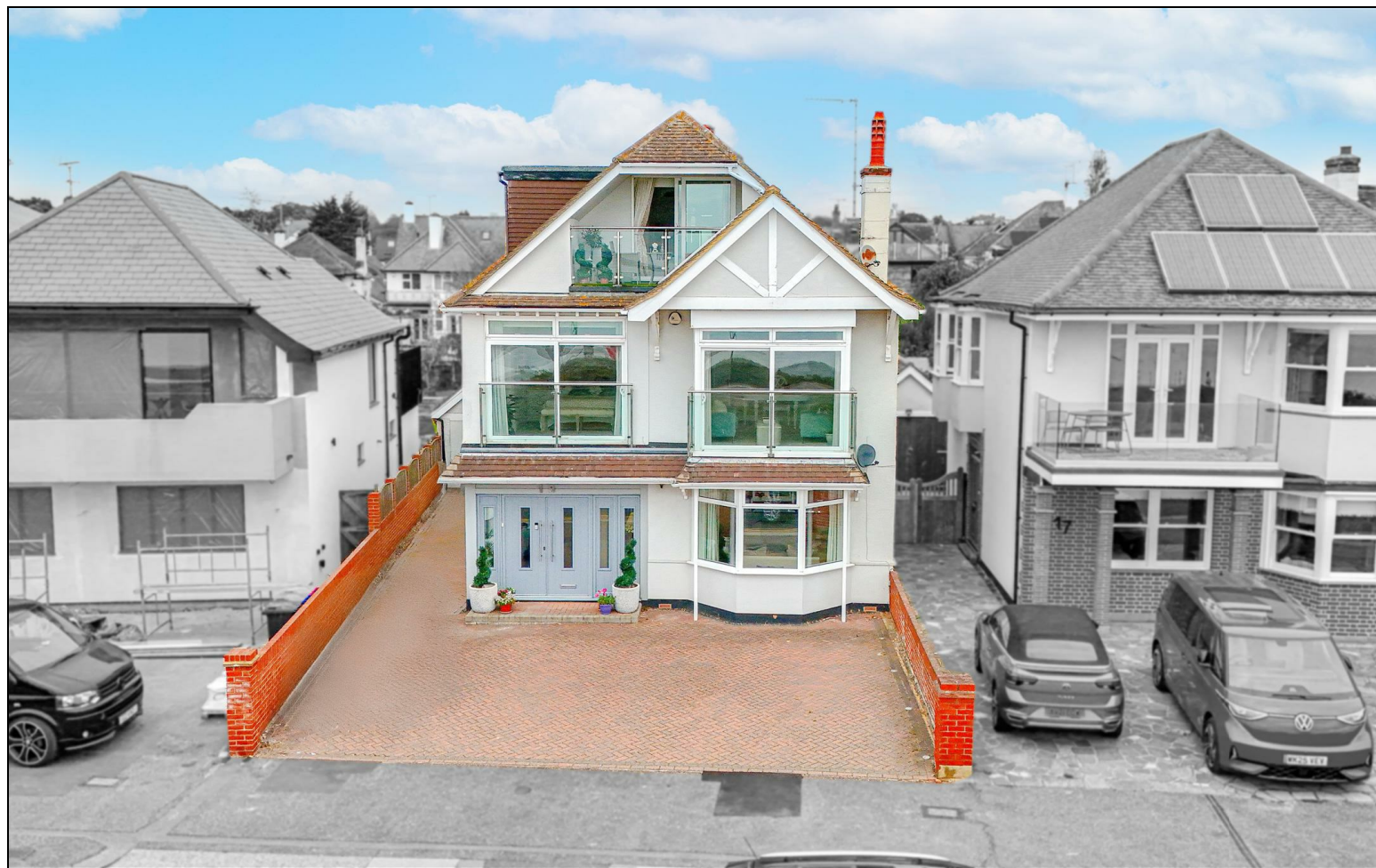
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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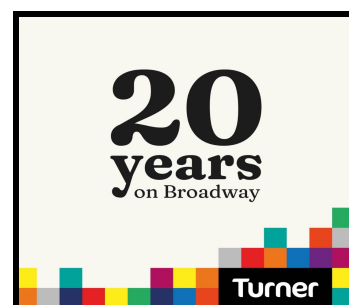


FABULOUS DETACHED BEACHFRONT HOUSE
STUNNING AND SPACIOUS INTERIOR
ENSUITE AND DRESSING AREA TO TOP FLOOR
BEDROOM
TWO RECEPTION ROOMS
DRIVEWAY FOR MULTIPLE VEHICLES

BREATHTAKING ESTUARY VIEWS
FOUR BEDROOMS
REFITTED KITCHEN / BREAKFAST ROOM WITH
APPLIANCES
LARGE STUDIO / OUTBUILDING
SHORT WALK TO STATION

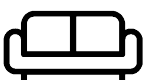
Chalkwell Esplanade, Chalkwell

£1,850,000



WHAT & WHERE - ITS ALL ABOUT THE VIEWS WITH THIS INCREDIBLE BEACHFRONT FAMILY HOME OFFERING BREATHTAKING AND UNINTERRUPTED VIEWS OVER THE THAMES ESTUARY AND YET WITHIN WALKING DISTANCE OF CHALKWELL STATION PROVIDING THE PERFECT BLEND OF COASTAL LIVING WITH LARGE TOWN CONVENIENCES. SET OVER THREE FLOORS WITH A SEMI-OPEN PLAN GROUND FLOOR GIVING A SEAMLESS FLOW. THE MASTER BEDROOM HAS TWO SETS OF PATIO DOORS OPENING ONTO GLASS JULIETTE BALCONIES WITH GLORIOUS ESTUARY VIEWS. WITH AN APPROXIMATE 90' REAR GARDEN, A LARGE STUDIO / OUTBUILDING AND DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES.

WHY - THIS PROPERTY EPITOMISES THE "PERFECT FAMILY" HOME BEING CLOSE TO GREAT SCHOOLS, TRAIN STATION, GREEN OPEN SPACES, LOCAL AMENITIES, SHOPS AND CAFES. HOMES OF THIS CALIBRE AND LOCATION RARELY COME TO THE MARKET AND WE WOULD STRONGLY ADVISE ANY INTERESTED PARTIES TO BOOK AN EARLY SHOWING.

423ECouncil Tax Band : G





ENTRANCE PORCH

ENTRANCE HALL
15' x 11' maximum

GROUND FLOOR
CLOAKROOM
5' x 3'1"

LOUNGE WITH BAY
WINDOW
13'11" x 13'10"

DINING ROOM
14'11" x 12'8"

REFITTED KITCHEN
BREAKFAST ROOM
13'10" x 12'9"

CONSERVATORY
12'9" x 12'2"

LANDING

MASTER BEDROOM
23'10" x 13'10"

BEDROOM TWO
14'7" x 12'8"

BEDROOM THREE
15' x 9' plus door recess

BEDROOM FOUR WITH
BALCONY
24'6" into dressing area x
13'6"

ENSUITE
9'1" x 4'8"

DRESSING AREA

FAMILY BATHROOM
8'4" x 8'4"

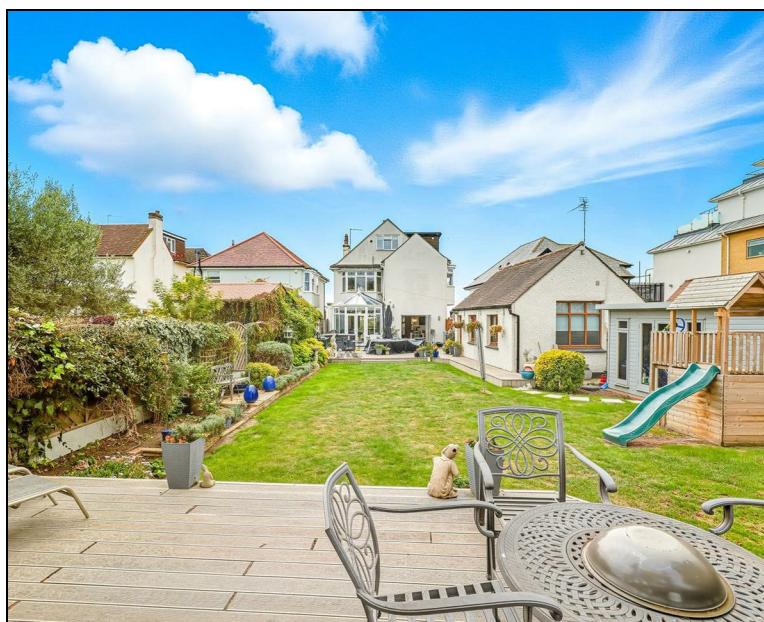
DRIVEWAY FOR MULTIPLE
VEHICLES

REAR GARDEN
approximately 90'

OUTBUILDING / STORAGE
15'8" x 9'11" maximum

OUTBUILDING / OFFICE
22'2" x 14'7"

AMAZING ESTAURY VIEWS



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