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119 Chalkwell Avenue, Westcliff On Sea, SS0 8HN

Guide Price £725,000

Sorrell are favoured with instructions to offer for sale this semi detached character family house situated within the sought after Chalkwell Hall Estate within the prestigious Chalkwell Avenue location. The property benefits from two separate reception rooms along with fitted kitchen/ breakfast room, ground floor cloakroom, four bedrooms and family bathroom. Situated on a established West backing plot backing onto tennis courts. The property provides car port and ample parking.

ENTRANCE PORCH

With hardwood door leading onto

SPACIOUS ENTRANCE HALL 12 x 9'9 (3.66m x 2.97m)



Stairs to first floor, leaded light window to front, plate rail coved ceiling, dado rail, radiator, doors off onto

GROUND FLOOR CLOAKROOM/WC

Fully tiled, close coupled wc, pedestal wash hand basin,

LOUNGE 16'9 x 12'10 (5.11m x 3.91m)



Leaded light bay window to front with leaded light colour stained fanlights, coved ceiling, picture rail, fireplace surround, radiator,

DINING ROOM 12'9 x 12'2 (3.89m x 3.71m)



Picture rail, coved ceiling, coved ceiling, radiator, leadlight double glazed French doors with side panels leading onto

CONSERVATORY 11'8 x 11'2 (3.56m x 3.40m)



Double glazed windows to rear and side, double glazed French doors leading onto rear garden,

KITCHEN/BREAKFAST ROOM 15'6 x 10'4 (4.72m x 3.15m)



Fitted with an extensive range of comprehensive white fronted cupboard and drawer base units, roll top worksurfaces, fully tiled ceramics, peninsula breakfast bar, integrated double oven and grill, integrated four ring gas hob with extractor fan, plumbing and recess for dishwasher and washing machine, recess for upright fridge/freezer, concealed gas boiler serving central heating and domestic hot water, Frankie one and half bowl single drainer sink unit with mixer tap, fully tiled, coved ceiling, double glazed lead light window to

rear, double glazed leaded light door leading onto rear garden, further double glazed leaded light UPVC window to side,

FIRST FLOOR LANDING

Coved ceiling, picture rail, dado rail, access to loft, doors off onto

BEDROOM ONE 21'4 x 13'3 (6.50m x 4.04m)



Split level, double glazed leaded light windows to front, half double glazed leaded light door leading onto front balcony, leaded light double glazed bay window to front, radiators, picture rail, door leading through to

CLOAKROOM/WC



Double glazed leaded light window to rear, close coupled wc, pedestal wash hand basin, radiator, extractor fan,

BEDROOM TWO 12'10 x 12'2 (3.91m x 3.71m)



Double glazed leaded light window to rear, picture rail, radiator,

BEDROOM THREE 10'5 x 7'3 (3.18m x 2.21m)



Double glazed leaded light window to rear, radiator, picture rail, door to airing cupboard, wall mounted central heating programmer,

BEDROOM FOUR 7'6 x 6'8 (2.29m x 2.03m)



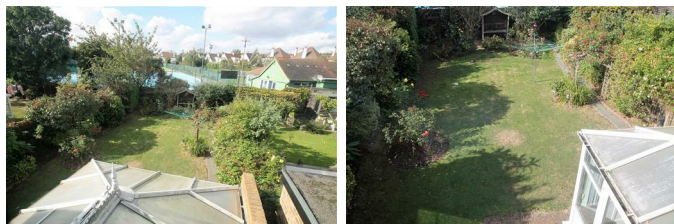
Double glazed leaded light window to front, coved ceiling, radiator,

BATHROOM/WC 8'0 x 6'9 (2.44m x 2.06m)



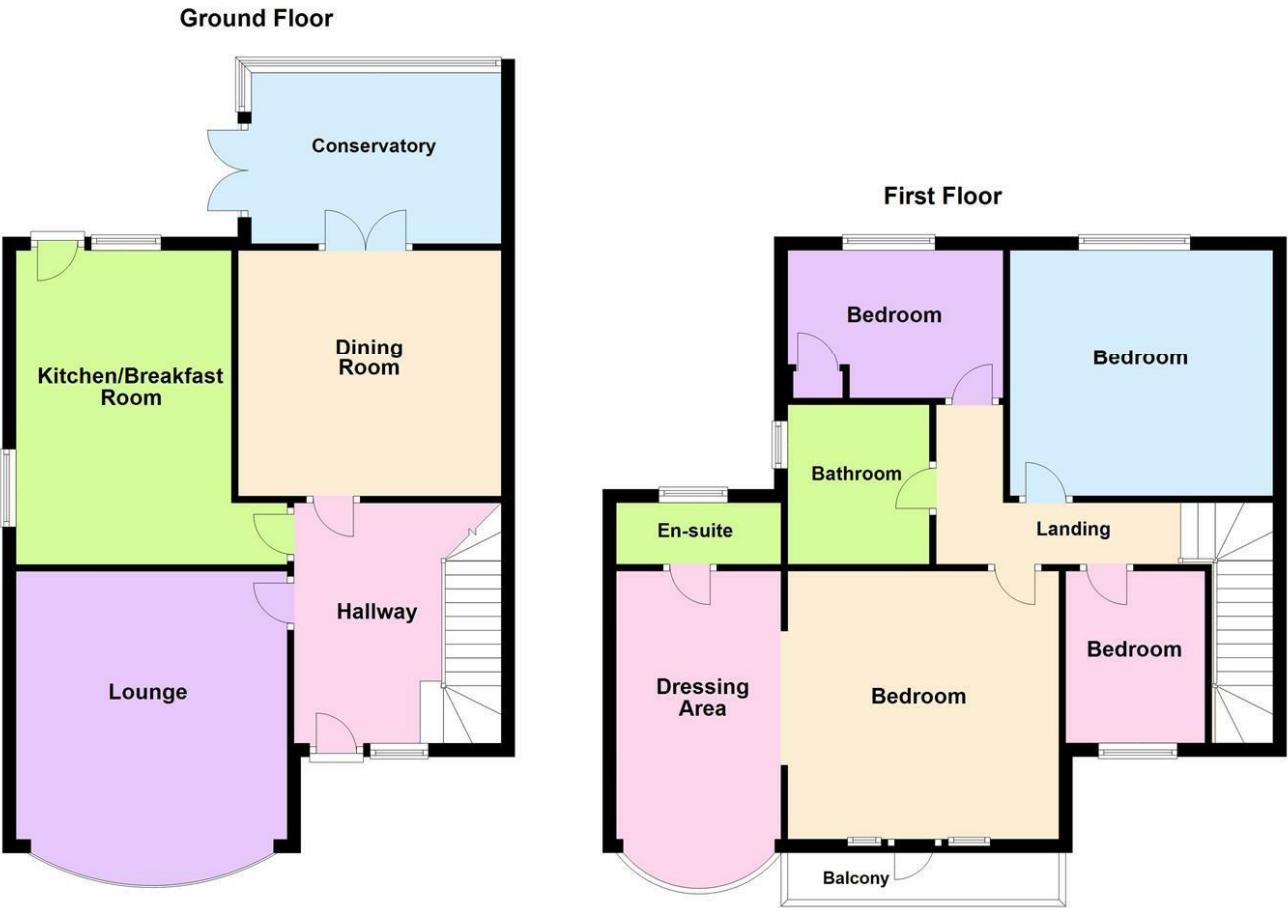
Suite comprising panelled bath, pedestal wash hand basin, low level wc, walk in fully tiled shower cubicle, fully tiled in ceramics, radiator, extractor fan, opaque glazed window to side,

EXTERNALLY



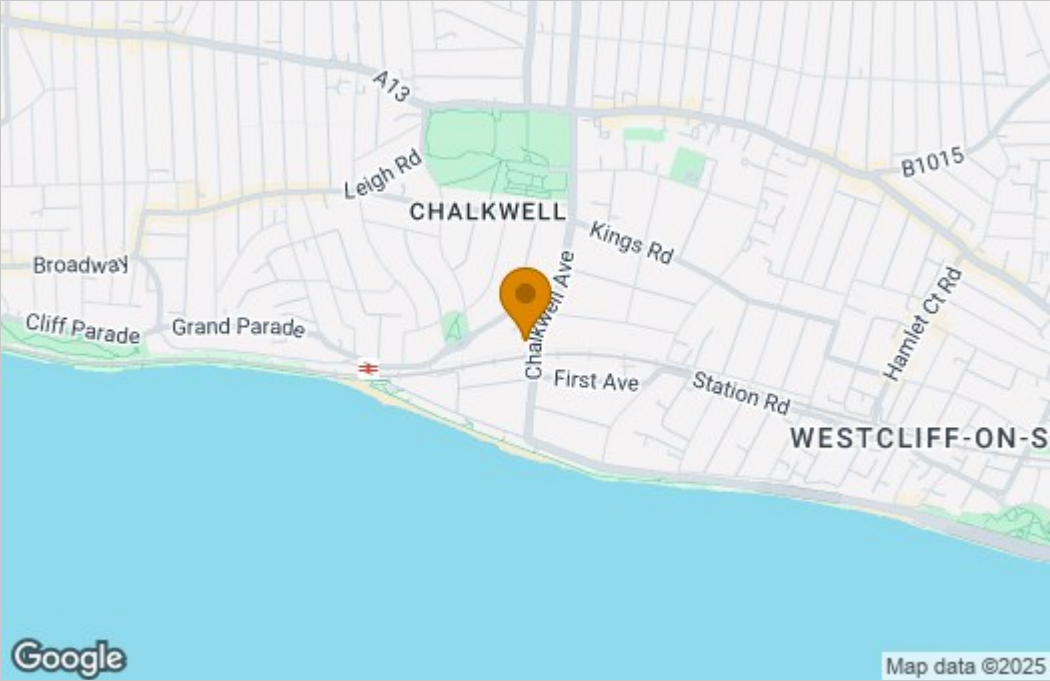
Rear garden being West backing, laid to lawn, established flower and shrub borders, block paved patio, timber storage sheds, external cold water tap, security lighting, double wrought iron gates leading to car port which is block paved, the remainder of the front garden being block paved with ample off street parking, raised flower and shrub area.

Floor Plan

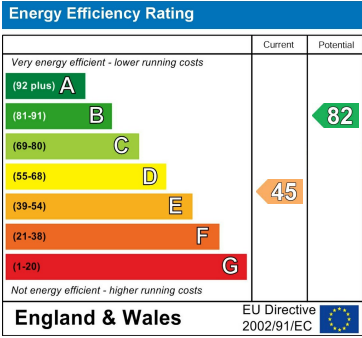


119 Chalkwell Avenue, Westcliff on Sea

Area Map



Energy Efficiency Graph



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