



Hamlet Court Road | | Westcliff-on-Sea | SS0 7LX

Price Guide £500,000

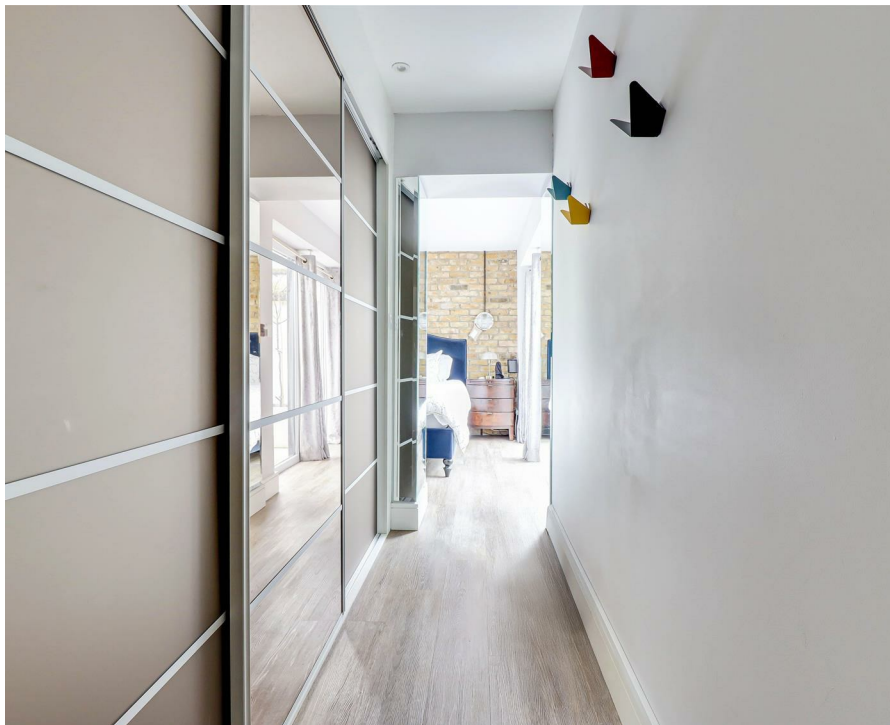
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Estate Agents

**Hamlet Court Road |
Westcliff-on-Sea | SS0 7LX
Price Guide £500,000**

* £500,000 - £525,000 * This striking and versatile modern home offers a unique layout, designed to maximise light, space, and stunning coastal views. With three bedrooms, two bathrooms, multiple outdoor spaces, and a large open-plan kitchen-family room, this property combines contemporary living with a highly sought-after seaside location.

- Detached home with off-street parking for two
- Impressive top floor kitchen-family room with study area
- Contemporary four-piece family bathroom
- Rear access by foot and vehicle to driveway
- Moments from Westcliff Station
- Own garden and first floor balcony with sea views
- Three double bedrooms with an en-suite to master
- Access by foot direct from Hamlet Court Road
- Doorstep to local amenities
- Chalkwell Beach and Park within a short walk





The property's heart lies on the first floor, where an impressive kitchen/family room opens onto a large balcony, showcasing breath-taking sea views. This expansive space also accommodates a dedicated study area, perfect for those working from home. The master bedroom is a true retreat, complete with an ensuite shower room and direct access to the rear garden, while two further well-proportioned bedrooms and a family bathroom provide comfortable accommodation for the whole household. The home enjoys two separate garden areas and a balcony for outdoor enjoyment, plus a driveway offering off-street parking for added convenience.

Perfectly positioned just off Hamlet Court Road, this property is within easy reach of a wide array of shops, cafés, and amenities. Westcliff Train Station is just a short stroll away, providing direct links into London, while Chalkwell Beach and the vibrant seafront are close at hand. Families will benefit from excellent local schools including Barons Court Primary School and Belfairs Academy. With bus routes and London Road also nearby, this location offers the ideal balance of coastal lifestyle and commuter convenience.

Entrance

Composite entrance door with opaque glazed insert to:

Hallway

Opaque double glazed window to side, American oak and glass stairs rising to first floor landing with cupboard under, radiator and LVT flooring. Modern doors to:

Extended Bedroom One

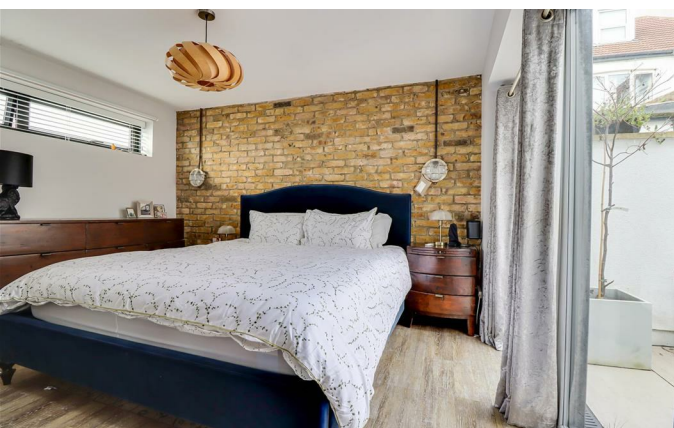
12' x 9'8 (3.66m x 2.95m)

Entrance via dressing area with tall standing mirror-fronted walk-in wardrobes. Sliding patio doors to enclosed rear courtyard garden, wall light points, feature exposed brick fascia with industrial style, LVT flooring with underfloor heating, access to:

Ensuite Shower Room

8'8" x 6'0" (2.642m x 1.829m)

New double glazed aluminium windows to the front with integral blinds, smooth ceiling with inset spotlights and an extractor fan, double corner shower with a rainfall head, wall hung WC, wall hung vanity unit wash basin, partially tiled walls, LVT flooring, radiator.



Bedroom Two

13'4 x 9'9 (4.06m x 2.97m)

Double glazed window and door leading onto the enclosed courtyard rear garden, downlights, radiator, LVT flooring.

Bedroom Three

8'9 x 8'1 (2.67m x 2.46m)

Double glazed window to the front, downlights, LVT flooring, modern radiator.

Four Piece Bathroom

Opaque double glazed window to the side, downlights, extractor, modern white suite comprising of tub bath with wall-mounted waterfall monobloc tap, separate tiled and glazed shower, wash hand basin on vanity unit with monobloc tap, close coupled WC, heated towel rail, tiling to full wall height with inset decorative paneling and a tiled floor.

Open Plan Kitchen/Family Room

23'3 x 15'6 (7.09m x 4.72m)

Bright and airy space with feature centre island fitted with a modular and multi-functioning ceramic induction cooktop and a stainless steel Tepan grill, with under slung sink and Zip HydroTap providing instant boiling, chilled and sparkling water, range of modern gloss base, drawer and cupboard units as well as tall standing units with concealed rolled top handles, breakfast bar, integrated appliances including secondary Bosch four ring ceramic hob with extractor canopy over, Samsung ovens and microwave, Samsung fridge/freezer, LVT flooring with underfloor heating throughout, downlights, double glazed windows to the side and Dutemann-made aluminium double glazed 4-panel 'sliding-glide' doors leading out onto the south-facing balcony with glass and stainless steel balustrade and sea views.

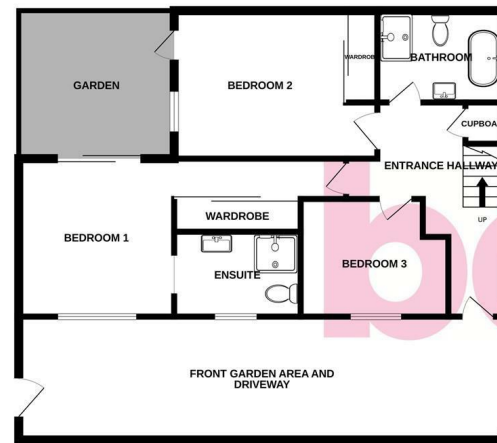
Parking

Modern high gates to the side give access to parking for two vehicles. Further pedestrian access to Hamlet Court Road.

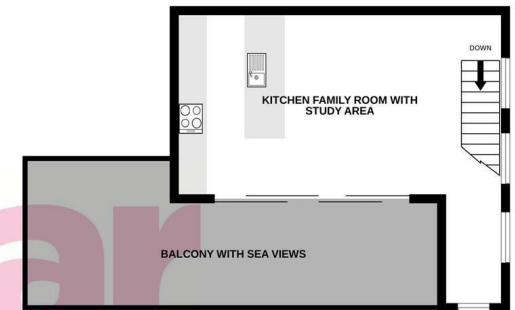




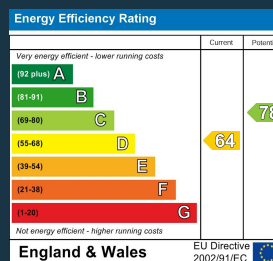
GROUND FLOOR



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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