

SCOTT &
STAPLETON

KINGS ROAD
Westcliff-On-Sea, SS0 8PH
£1,600,000





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Scott & Stapleton are privileged with instructions to offer for sale this imposing detached character residence situated within the heart of the ever popular Chalkwell Hall Estate backing directly on to Chalkwell Park.

This impressive property is in an elevated position and benefits from far reaching views over the Chalkwell Hall Estate towards the Thames estuary and has extremely well presented, light and spacious accommodation extending to 3,000 sq ft.

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Hall Estate towards the Thames estuary and has extremely well presented, light and spacious accommodation extending to 3,000 sq ft.

There is a large welcoming entrance hall 17'8 x 9'11, spacious lounge with large bay window to front, huge open plan kitchen/family room which extends to approx. 725 sq ft off which there is a utility with garage access and ground floor WC and shower room.

The first floor has the impressive master bedroom, 5 piece 'Jack & Jill' bathroom & 3 further double bedrooms whilst the top floor has 2 further double bedrooms with estuary and park views and a further bathroom with WC and walk in shower.

The property is set well back from the road with a large sweeping in & out driveway providing ample off street parking for multiple cars leading to the attached garage. The sunny rear garden extends to approx. 80' and has a large patio, raised lawn area with an abundance of trees, shrubs & flowers.

Located in a highly desirable location backing directly on to Chalkwell Park and within easy walking distance of the railway station, school, seafront & Leigh Broadway.

A fabulous opportunity to purchase an extremely spacious, landmark family home in an outstanding location. An early appointment to view is strongly advised.



Accommodation comprises

UPVC double glazed doors and windows throughout.

Entrance porch

2.26m x 1.14m (7'5 x 3'9)

Tiled floor. Solid wooden entrance door leading to entrance hall.

Entrance hall

5.38m x 2.97m (17'8 x 9'9)

Large welcoming entrance hall with bay window to front. Feature staircase with understairs storage, tiled floor, radiator, coved ceiling.

Lounge

9.07m x 4.32m increasing to 4.88m (29'9 x 14'2 increasing to 16')

Impressive room with south and west facing bay windows. Bamboo flooring, feature stone fireplace with matching hearth and inset log burner, 3 radiators, coved ceiling with ceiling spotlights.

Kitchen/family room

8.43m x 7.95m max (27'8 x 26'1 max)

Magnificent open plan room extending to approx. 725 sq ft. Light and airy flexible space for sitting, entertaining, eating, studying.

Sitting area

7.95m x 3.53m (26'1 x 11'7)

French doors to rear on to garden. Windows to rear & side. 3 radiators, Bamboo flooring, coved ceiling.

Kitchen area

4.72m x 3.78m (15'6 x 12'5)

Luxury range of base & eye level units with drawer pack & spaces for range style cooker & fridge/freezer, integrated dishwasher & extractor fan, modern square edged worktops with matching upstand and inset ceramic sink and a quarter bowl sink unit with matching drainer & mixer tap, tiled floor, coved ceiling with inset spotlights.

Dining area

4.88m x 3.05m (16' x 10')

French doors to rear onto garden, 2 radiators, Bamboo flooring, coved ceiling. Door to lobby.

Lobby

2.82m x 1.07m (9'3 x 3'6)

Half obscure glazed door to rear on to garden. Tiled floor, coved ceiling.

Ground floor shower room

2.62m x 1.22m (8'7 x 4')

Suite comprising of shower cubicle, wall mounted wash hand basin & low level WC. Part tiled walls, tiled floor, radiator, coved ceiling.

Utility room

3.94m x 2.26m (12'11 x 7'5)

Door to front on to courtyard. Range of base & eye level units to 1 wall, spaces for

washing machine, tumble dryer & fridge/freezer, roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, wall mounted Vaillant boiler, radiator, coved ceiling.

First floor landing

5.00m x 1.91m (16'5 x 6'3)

Feature lead light Oriol bay window to side. Radiator, coved ceiling, stairs to second floor.

Master bedroom

5.56m x 4.17m (18'3 x 13'8)

Large bay window to front with views over the Chalkwell Hall Estate & Thames estuary. Feature cast iron Victorian fireplace, fitted wardrobes, Bamboo flooring, 2 radiators, coved ceiling with spotlights. Door to en suite 'Jack & Jill' bathroom.

En suite

3.28m x 3.15m (10'9 x 10'4)

Luxury suite comprising of freestanding roll top bath with ball & claw feet and mixer tap with shower attachment, walk in double shower cubicle, pedestal wash hand basin & low level WC. Fully tiled walls & floor, radiator plus heated towel rail, ceiling spotlights. Doors to landing and master bedroom.

Bedroom 2

5.08m x 3.94m (16'8 x 12'11)

Bamboo flooring, range of fitted wardrobes with matching dressing table, radiator, coved ceiling.

Bedroom 3

3.99m x 3.66m (13'1 x 12')

Bamboo flooring, fitted wardrobes to 1 wall, radiator, ceiling spotlights.

Bedroom 4

3.78m x 3.02m (12'5 x 9'11)

French doors to front on to south facing balcony with views over the Chalkwell Hall Estate & Thames estuary & glass, further UPVC double glazed windows to front. Bamboo flooring, coved ceiling with spotlights.

Second floor landing

Velux style window to side, loft hatch.

Bedroom 5

4.78m x 4.27m (15'8 x 14')

Park views. Range of fitted wardrobes with further eaves storage cupboards, Bamboo flooring, 2 radiators, ceiling spotlights.

Bedroom 6

4.75m x 4.55m (15'7 x 14'11)

Estuary views. Range of fitted wardrobes, eaves storage cupboards & walk in wardrobe, Bamboo flooring, radiator, ceiling spotlights.

Bathroom

3.38m x 2.59m (11'1 x 8'6)

White suite comprising of panelled bath with mixer tap, walk in shower cubicle, pedestal wash hand basin & low level WC. Fully tiled walls, & floor, radiator, extractor fan, shaver point, ceiling spotlights.

Externally

Front garden

The property is set well back from the road with an impressive road frontage. Sweeping in & out driveway providing ample off street parking leading to garage. Raised shrub bed, outside lighting.

Garage

4.98m x 2.74m (16'4 x 9')

Electric up & over door to front. Half obscure UPVC double glazed courtesy door to rear with adjacent window. Power & light.

Rear garden

Large & secluded rear garden extending to approx. 80' x 45'. Commencing with large patio & BBQ area with steps leading up to extensive, well tended lawn with mature tree, shrub & flower borders. Further patio area to rear backing on to Chalkwell Park. Outside lights, power points & tap.



While every effort has been made to ensure the accuracy of the floorplan information, measurements are taken on an approximate basis and are not intended to be used for legal purposes. The floorplan information is provided for information only and is not intended to be used for legal purposes. The floorplan information is provided for information only and is not intended to be used for legal purposes.

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	