



* SWIMMING POOL * THREE CAR GARAGE/WORKSHOP * LARGE WEST-FACING GARDEN * DETACHED FOUR DOUBLE BEDROOM * WEST-FACING BALCONY * 'CHALKWELL HALL ESTATE' MOMENTS FROM BEACHFRONT AND STATION * AMPLE PARKING * TONNES OF PERIOD CHARACTER * REAR EXTENSION * This stunning character home sits proudly on Chalkwell Avenue, within the Chalkwell Hall Estate and is moments from the beachfront and Chalkwell Station for commuters. There are four reception spaces including a bay-fronted lounge, a sitting room, dining area and a kitchen-breakfast room with modern units. The upstairs accommodation is comprised of; four double bedrooms, a west-facing balcony and a traditionally styled three-piece family bathroom with lots of remaining potential for loft conversion (s.t.p). The garden is west-facing, incredibly private and of a large size, with access to the three car garage and swimming pool (to remain). To the front there is ample parking on the driveway and Leigh Broadway is a short walk away. For schooling, the favoured Chalkwell Hall Schools and Belfairs Academy are within catchment, while the grammar schools are a short distance away. The property has an abundance of natural light, period character, internal and external space and is stylishly decorated - ready to move straight into!

- Huge character home with swimming pool
- Parking for six vehicles on the driveway
- Four spacious reception rooms
- Beachfront at the bottom of the road
- 'Chalkwell Hall Estate'
- Three vehicle garage/workshop
- Four double bedrooms
- Moments from Chalkwell Station for commuters
- Downstairs W/C
- Large, unoverlooked west-facing garden

Chalkwell Avenue

Westcliff-On-Sea

£1,200,000

Asking Price



Chalkwell Avenue



Frontage

Shingle driveway providing parking for up to 6 vehicles including the gated sideways, which then leads to a three car garage/workshop. There are also; front garden with a lawn area, garden wall, planting and fencing with an overhanging front porch leading to an original obscured glazed front door.

Entrance Hallway

12'0" x 11'8"

Stained glass feature window to front aspect, cast iron radiator, ornate winder staircase rising to first floor landing with storage cupboard underneath, original coving, plate rail, skirting and wooden flooring.

Front Lounge

17'7" x 13'6"

Window with stained glass fanlight windows, working feature fireplace with ornate surround and tiling, cast iron double radiator, original coving, ceiling rose, skirting, original wooden floorboards and concertina doors leading to:

Sitting Room-Diner

22'8" x 16'7" > 12'0"

Opening through to dining room with bifold doors leading out onto garden, feature fireplace with decorative tiling, cast iron double radiator, original cornice, ceiling rose, skirting and original wooden floorboards.

Kitchen-Breakfast Room

28'7" > 77'1" x 13'1" > 7'10"

Bi-folding doors to rear aspect with a window to side aspect and skylight, storage cupboard, original alcove cupboard with display cabinet, log store, coving, cast iron radiator, original wooden floorboards. Modern gloss kitchen units both wall-mounted and base level comprising; Neff six ring burner gas hob with hidden Neff extractor fan over, integrated oven, integrated dishwasher, Corian work surfaces with routed drainer, 1.5 sink with chrome mixer tap, space for appliances, spotlighting and a tiled floor.

Master Bedroom

17'6" x 13'4"

Bay window with stained glass fanlights to front aspect, feature fireplace, built-in wardrobes, original cornice, radiator, skirting and original wooden floorboards.

Second Bedroom

14'10" x 10'4"

Window to rear aspect, feature fireplace, original coving, radiator, skirting and wooden flooring.

Third Bedroom

11'6" x 8'6"

Window and balcony door to rear aspect, radiator, skirting and carpet.

West-Facing Balcony

Accessed via third bedroom.

Fourth Bedroom

Feature window to front and side aspects, walk-in eaves storage cupboard, skirting and carpet.

Three-Piece Family Bathroom

11'5" > 9'2" x 5'11"

Two obscured windows to rear and side aspects, wall-mounted cupboard, vanity unit with wash basin and chrome mixer tap, partial wall tiling, low-level w/c, freestanding bath with shower, chrome radiator, spotlighting, skirting and wooden flooring.

West Facing Rear Garden

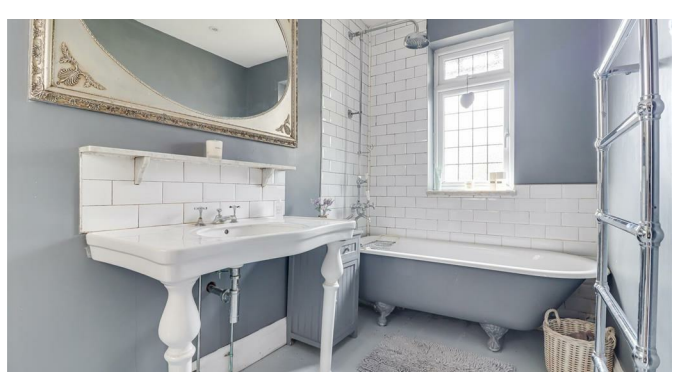
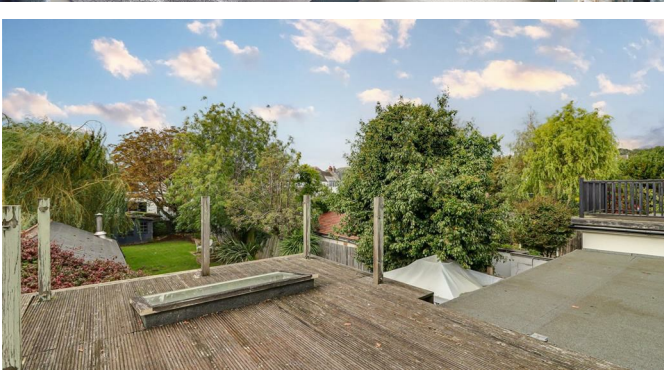
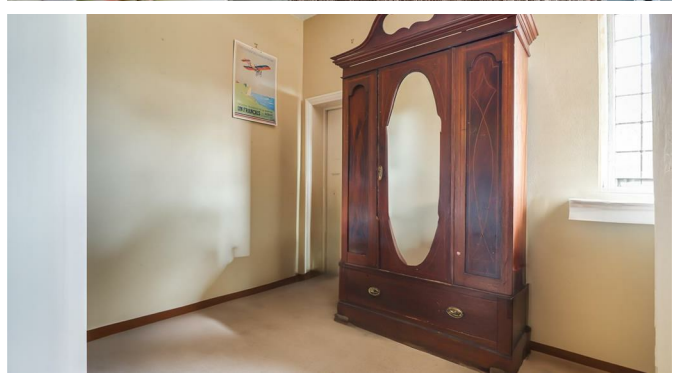
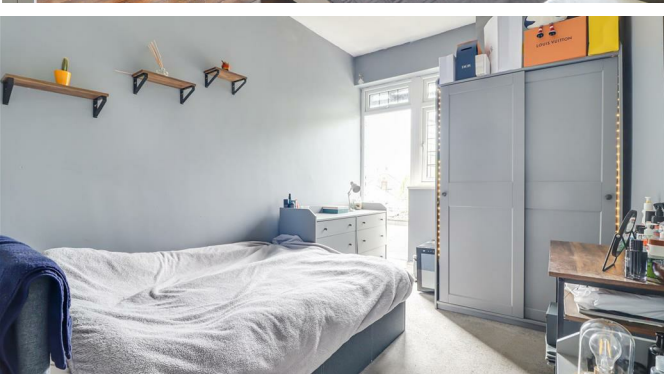
Commences with a paved patio area with swimming pool included, side access to front of property, access to three car garage/workshop and the rest of the garden is laid to lawn with mature planting borders and trees for an incredibly high amount of privacy, as well as a summerhouse to the rear of the garden.

Garage

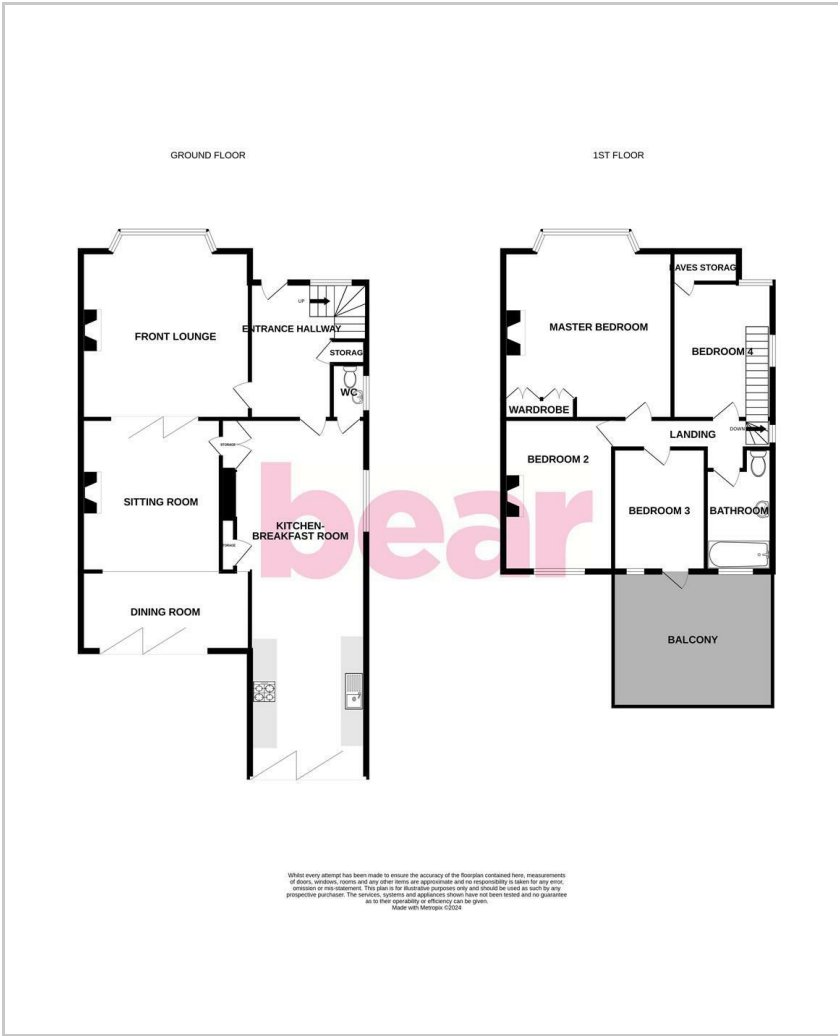
Double doors to front with a side door and rear door, will fit three cars and has power and lighting.

Summerhouse

French doors and windows to front aspect.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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		
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