



\* £1,000,000- £1,100,000 \* Proudly positioned on the desirable Chadwick Road in Westcliff-on-Sea, this recently renovated detached character home offers a perfect blend of modern living and traditional charm. Set on a generous plot with a west-facing garden, this property is ideal for families seeking both space and comfort. The house boasts three spacious double bedrooms along with a good size single bedroom, and the master suite is complete with an en-suite shower room for added privacy. The family bathroom is fully tiled and features a stylish four-piece suite, while a convenient downstairs WC enhances the practicality of the home. The heart of this residence is undoubtedly the impressive kitchen family room, which is designed for both cooking and entertaining. It features a central island and a skylight window that floods the space with natural light, creating a warm and inviting atmosphere. Additionally, the property includes three reception areas, highlighted by a bay fronted through lounge diner that showcases a charming feature fireplace with a log burner, perfect for cosy evenings. Situated in the sought-after Chalkwell Hall Estate, this home is just a short stroll from the beautiful Chalkwell Park, the beach, and the local train station, making it an ideal location for those who appreciate both leisure and convenience. This property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this stunning house your new home.

- Recently renovated family home
- Entrance porch and welcoming reception hallway
- Stunning fully fitted kitchen family room with island and skylight window
- Beautiful West backing rear garden
- Short walk to Chalkwell Beach, Park and Station
- In and out driveway creating ample parking
- Three double bedrooms, one single bedroom, and three reception areas
- En-suite to master bedroom, four piece family bathroom and downstairs WC
- 'Chalkwell Hall Estate' location walking distance to Leigh Broadway
- Further potential to extend STP

## Chadwick Road

Westcliff-On-Sea

**£1,000,000**

Price Guide





# Chadwick Road



## Frontage

Block paved driveway with parking for 5 vehicles, shrubs and flowerbeds.

## Entrance Porch

11'3" x 5'3"

Double glazed French doors to entrance, double glazed windows to front aspect, tiled flooring, wall mounted lighting.

## Entrance Hallway

11'10" x 11'3"

Single glazed obscure panelled door to entrance, wooden flooring, radiator, single glazed obscure stained glass window to front aspect, storage cupboard, cornice, coving to ceiling, ceiling rose, pendant lighting.

## Lounge Area

14'7" x 14'0"

Wooden flooring, radiator, double glazed bay window to front aspect, feature fireplace, built in shelving, cornice, coving to ceiling, ceiling rose, pendant lighting.

## Dining Room

14'0 x 13'0

Single glazed French wooden doors to entrance, wooden flooring, radiator, double glazed French doors to rear aspect, double glazed windows to rear aspect, built in shelving, ceiling rose, pendant lighting.

## Kitchen Area

12'3 x 11'4

Tiled flooring, radiator, double glazed obscure window to side aspect, base & wall units with underlighting, Quartz worktops incorporating sink & drainer, space for range cooker with extractor over, built in island area with storage underneath, space for fridge/freezer, integrated dishwasher, integrated washing machine, tiled splashback, pendant lighting situated over island, wall mounted lighting throughout.

## Sitting Room

14'0 x 9'6

Tiled flooring, wall mounted radiators, double glazed French door to side aspect, double glazed window to rear aspect, double glazed skylight, spotlight lighting.

## Downstairs WC

3'10 x 3'3

Tiled flooring, partially tiled walls, double glazed obscure window to side aspect, W/C, hand basin, spotlight lighting.

## First Floor Landing

Carpet flooring, double glazed obscure window to side aspect, loft access, pendant lighting.

## Bedroom One

15'1" x 11'2"

Wooden flooring, radiator, double glazed bay window to front aspect, fitted wardrobes, pendant lighting.

## En-Suite to Bedroom One

9'1" x 4'5"

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, hand basin, W/C, walk in shower cubicle, spotlight lighting.

## Bedroom Two

14'4" x 10'4"

Wooden flooring, radiator, double glazed window to rear aspect, pendant lighting.

## Bedroom Three

11'9" x 8'5"

Wooden flooring, radiator, double glazed window to rear aspect, pendant lighting.

## Bedroom Four

9'2" x 8'7"

Wooden flooring, radiator, double glazed bay window to front aspect, pendant lighting.

## Family Four Piece Bathroom

11'9" x 5'10"

Tiled flooring, heated towel rail, tiled walls, double glazed obscure window to rear aspect, walk in shower cubicle, bath with shower system installed, hand basin, W/C, extractor, spotlight lighting.

## Large West Facing Rear Garden

Commences with a paved patio area, laid lawn, shrubs & flowerbeds, mature trees, shed to remain, side access.







GROUND FLOOR

1ST FLOOR

The Ground Floor plan shows a large Lounge on the left, a Dining Room at the top left, and a Sitting Room at the top right. A Kitchen Area is located between the Dining Room and the Sitting Room. An Entrance Hallway leads from a Porch at the bottom into the main living areas. A WC and a Storage area are also shown. The 1st Floor plan features four bedrooms: Bedroom 1 at the bottom, Bedroom 2 at the top left, Bedroom 3 at the top right, and Bedroom 4 on the right side. A central Landing provides access to the bedrooms and a Bathroom. A Down staircase leads from the landing to the ground floor, and an Up staircase leads to the roof. A Storage area is located near the Down staircase.



Whatsoever attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for Buyer's reference 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 operation or efficiency can be given. Made with Metropack 00000



## A map of the Chalkwell area in Southend-on-Sea. The map shows Kings Rd running horizontally, with Leigh Rd branching off to the west and Hamlet Ct Rd to the east. Chalkwell Ave runs vertically from Kings Rd down to the coast. A grey location pin is placed on Kings Rd, east of Chalkwell Ave. To the west of the pin is a green-shaded area labeled 'CHALKWELL'. To the east, 'Roots Hall Football Stadium' is marked with a green icon. Other roads shown include Fairfax Dr, B1015, Grand Parade, First Ave, Station Rd, and Milton Rd. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p></p>			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
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