

oakheart

£1,750,000

Price Guide  
Burgess Road, Thorpe Bay



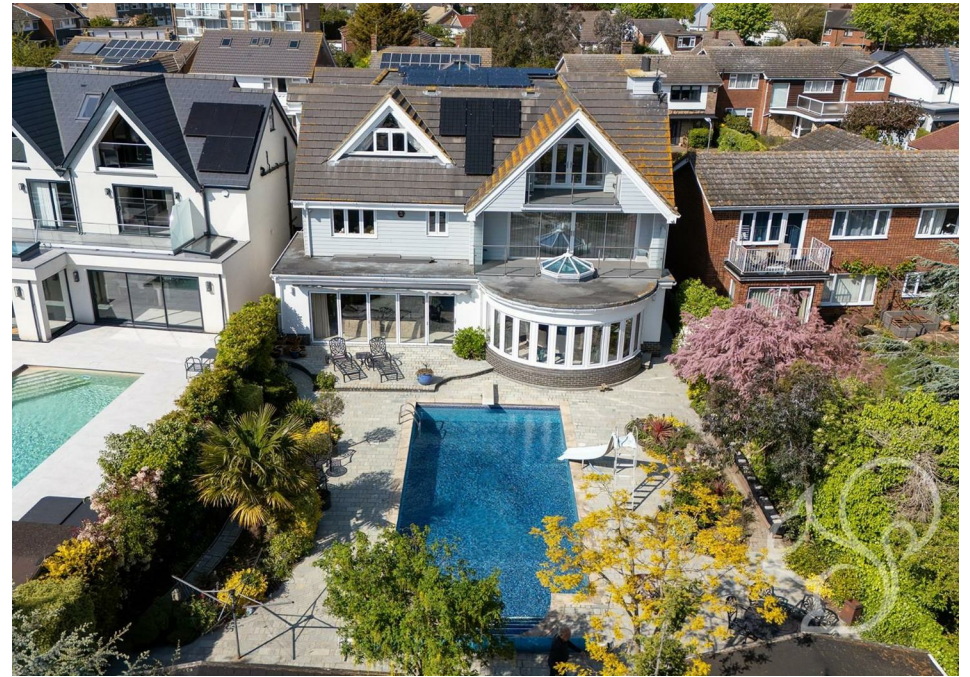
**\*\*GUIDE PRICE £1,750,000 - £1,800,000\*\***

Step into a home where every detail has been meticulously curated to deliver an extraordinary living experiences-one you simply will not find anywhere else. Spread over three floors and boasting a total square footage of just over 5000sqft, this bespoke residence is a true trophy property. Blending sophisticated design, state-of-the-art amenities, and expansive south-facing spaces for the ultimate in comfort and style.

Upon entering, you are greeted by a magnificent grand hall with tiled floors warmed by underfloor heating and illuminated by a dramatic feature light. The extra-wide staircase ensures effortless movement throughout the home, while bespoke wooden and glass doors lead to a series of elegant reception rooms, setting the tone for the luxury that awaits.

At the heart of the home lies a chef's kitchen, entirely handmade to the owner's specifications and equipped with every modern convenience, including dual ovens, a five-burner gas hob, plate warmers, a coffee machine, and a wine chiller. The open-plan design flows seamlessly into the lounge and dining area, where a 60" built-in flat screen TV, surround sound, and a gas fire create a welcoming ambiance for gatherings both large and small. A stunning sky lantern bathes the dining area in natural light, while mirrored feature walls and double bifold doors frame sweeping views of the south-facing garden and sparkling pool.

For those who love to entertain or simply relax in style, the home offers a private cinema room with tiered, carpeted seating, its own underfloor heating, and direct access to a balcony overlooking the estuary. Adjacent to the cinema is a versatile room that can serve as a study or drinks lounge, complete with built-in units, a sink, and a fridge-perfect for enjoying refreshments without ever having to go downstairs.



















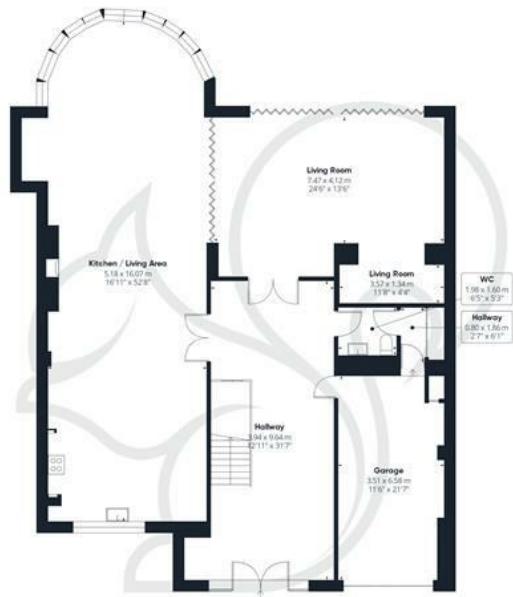












Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

441.7 m<sup>2</sup>

4753 ft<sup>2</sup>

Balconies and terraces

5.8 m<sup>2</sup>

62 ft<sup>2</sup>

Reduced headroom

8.9 m<sup>2</sup>

96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

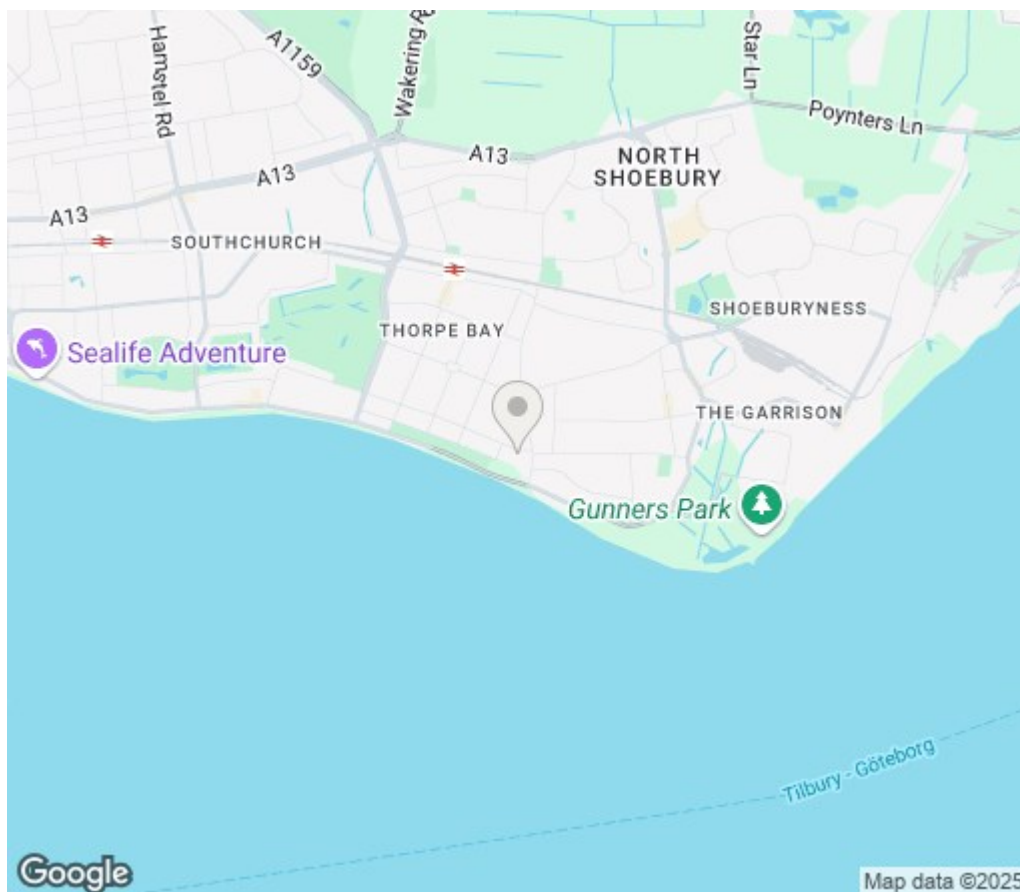
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**Local Authority:**  
Southend-On-Sea City Council

**Tenure:**  
Freehold

**Council Tax Band:**  
F



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.



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Oakheart Chelmsford

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