



151a

KINGS ROAD

CHALKWELL







151A, Kings Road, Chalkwell

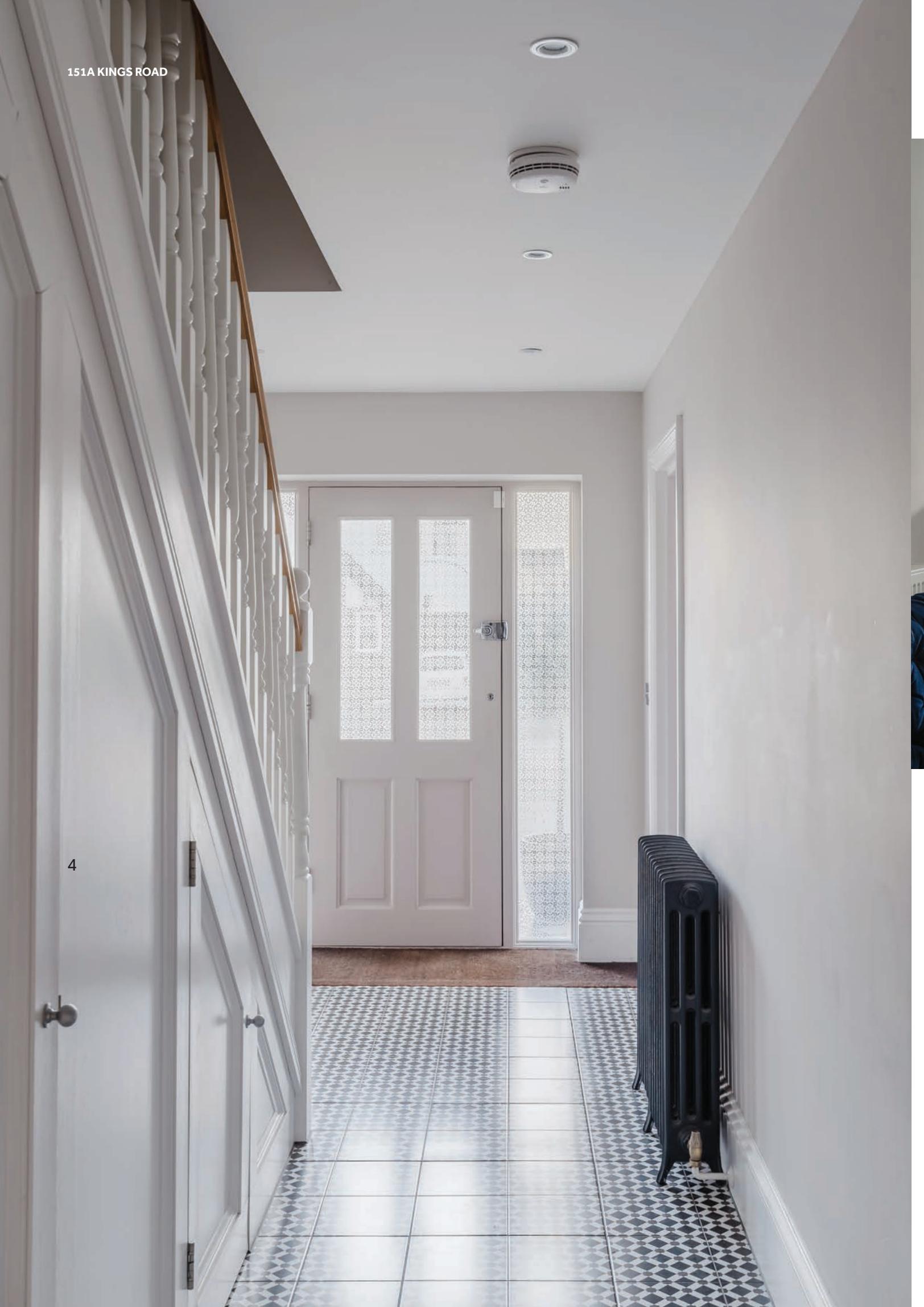
Nestled in the heart of Chalkwell, No. 151A Kings Road offers the perfect blend of seaside charm and city convenience. Just a short stroll from Leigh-on-Sea's vibrant shops, trendy bars and eclectic restaurants, this stylish and spacious home is perfectly positioned for those seeking the best of both worlds.

Premier setting... peaceful living

Parking is in plentiful supply along the block paved driveway to the front of the home, where a portico entrance, tiled in black and white underfoot, offers shelter upon arrival home. Additional parking and storage can be found on the driveway and garages to the side of the home.

Built in 2018, this pristine home emanates quality, warmth and welcome the moment you step inside. Light streams in through glass panels to either side of the front door, whilst underfoot, a modern take on Minton tiling adds a sense of character and prestige.

Broad and bright, the entrance hall is dressed in neutral tones, whilst high skirtings and layered architraves enhance the sense of quality.





Serene spaces

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Lavishly sized and drenched in light, the carpeted lounge is a sophisticated and serene space, set away from the main flow of living to the rear. Overlooking the landscaped planting and driveway to the front, enjoy a moment of quiet calm, whilst remaining closely connected to the living space beyond via a set of glazed double doors.

The heart of the home, ideal for entertaining and enjoying every element of family life, these doors open to the open plan kitchen-dining-family room. Sociable, elegant and unpretentious, herringbone flooring underfoot infuses warmth, with plenty of space for a dining table beneath the spotlighting above.

Modern, vertical radiators and classic, old-school cast-iron style radiators counterbalance between the entrance hall and kitchen-family room, bringing classic and contemporary together in harmony.











The heart of the home

Soft grey Shaker-style cabinetry follows suit, fitted with sleek, modern handles. White-greymarbled tiles to the feature wall add an air of elegance, pairing with the stunning marble of the central island. Warmed by underfloor heating, an array of appliances serves your culinary needs including a bank of ovens, hob, extractor, sink, fridge, freezer and wine fridge.

Storage is in abundance, and light streams in through bi-folding doors which open to the patio terrace, inviting alfresco dining in the summer months.

From the kitchen there is also access to a handy utility room with plumbing for a washing machine and dryer.

Reconnect with the entrance hallway, where you can find a handy WC beneath the stairs. Ascending to the first-floor landing, three bountiful bedrooms await.













Bedtime beckons

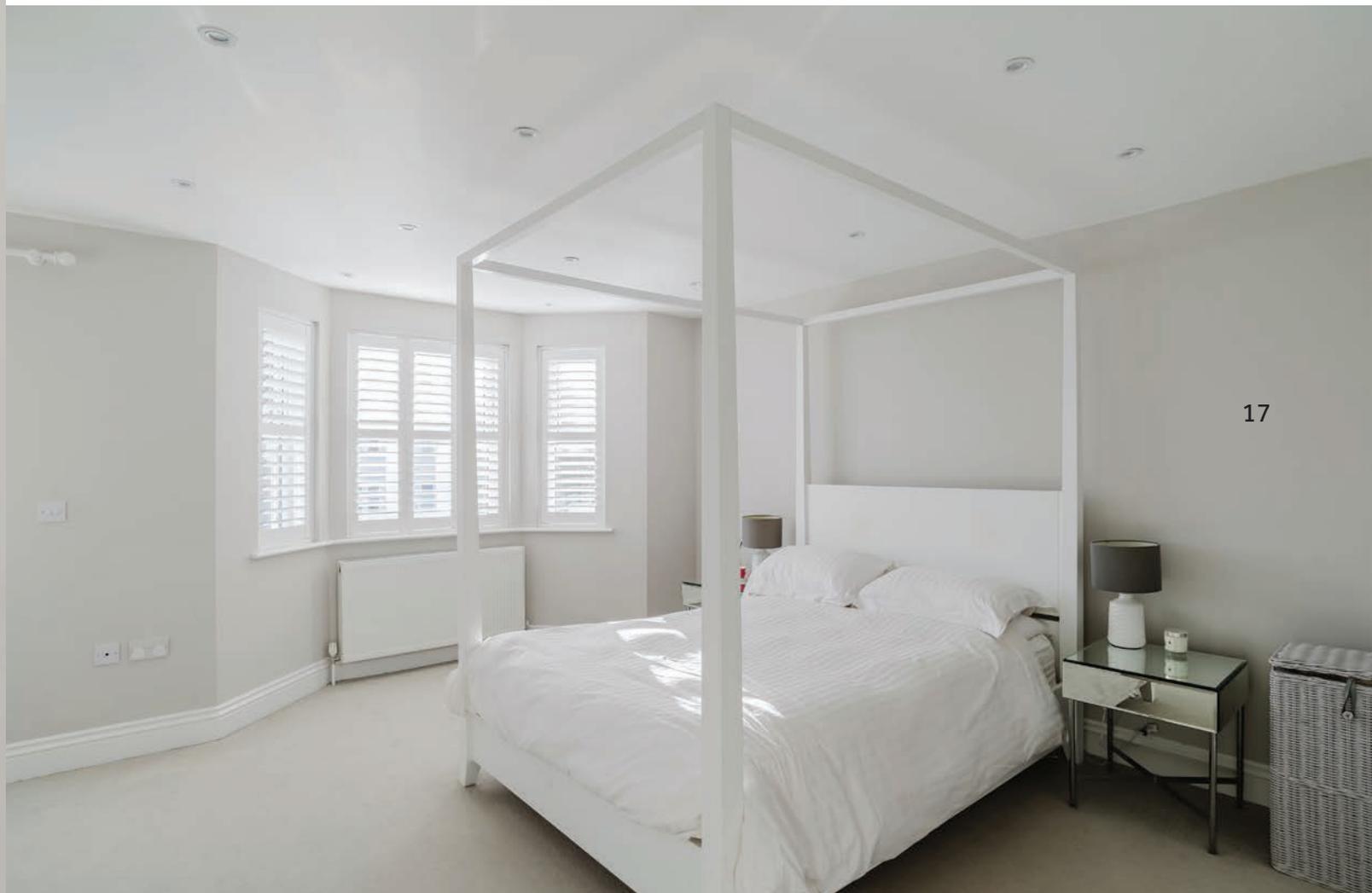
Plantation shutters and soothing, classic shades lend an air of distinction to the master bedroom, nestled to the front of the home and offering views out through a large bay window. With plenty of room for storage, wake up to sea views, best enjoyed from the balcony.

Refresh and revive in the en suite, a sublimely styled shower room with storage available in the vanity unit beneath the wash basin.

Two further, spacious, double bedrooms can be found on the first floor, furnished with plantation shutters and carpeted underfoot. Both bedrooms are served by a family bathroom, tiled in soft, sandy shades and furnished with bath, vanity unit wash basin and WC.

Up on the second floor, the sumptuously sized guest suite features a soaring vaulted ceiling, awash with light from shuttered windows and served by an elegant shower room en suite with heated towel radiator, vanity unit wash basin and WC.

The loft above is boarded and furnished with electricity and lighting, offering abundant storage.









Outdoor entertaining

Outside, relax and unwind in the secluded rear garden, where a screen of trees provides shelter and privacy.

Directly accessed from the kitchen-dining-family room, the enclosed patio is ideal for barbecues and outdoor dining, with borders brimming with established herbs enabling you to season your marinades with rosemary and bay.

Beyond the patio, the lush lawn is perfect for children's games, edged by mature planting offering all season colour and interest. To the side, a gate opens to provide access to the side parking area with garage.









Coastal charm... City connections

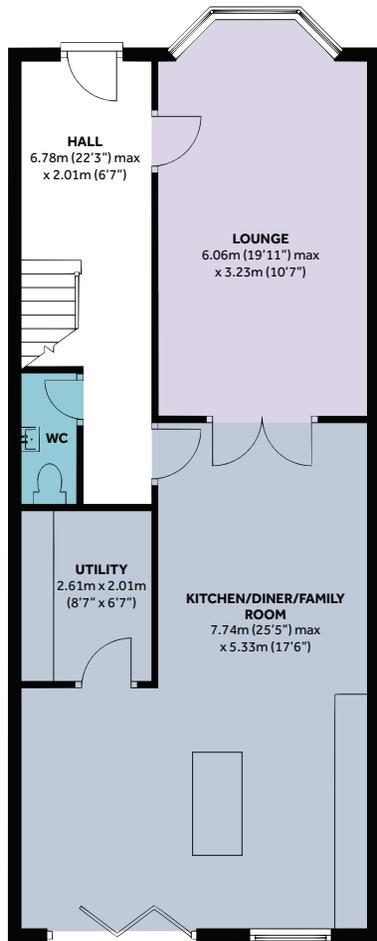
With Chalkwell Station less than ten minutes away, begin your day by inhaling the sweet seaside air from No. 151A, Kings Road whilst retaining those swift London connections. Balance the City commute with a healthy dose of fresh air and exercise, with Chalkwell Park only a five-minute walk away and the sandy shores of Chalkwell Beach just beyond.

Families are perfectly placed, within the catchment area of the highly sought-after Chalkwell Hall infant and junior schools and close to a selection of top-rated nurseries. Further educational excellence is accessible close by at Southend and Westcliff's prestigious grammar schools, alongside independent institutions such as St Pierre, St Michael's, Alleyn Court and Thorpe Hall – all within a short drive.

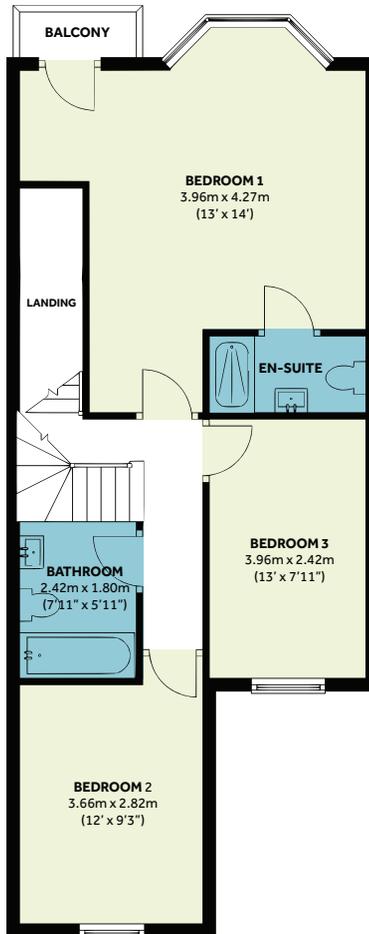
Blending coastal tranquility with vibrant nightlife, just a short walk away, Leigh-on-Sea presents an abundance of options, from family-friendly restaurants to chic bars and eateries, making it a haven for foodies.

Stroll down to Old Leigh for its historic charm and seafood delights or enjoy scenic walks along the Ridgeway.

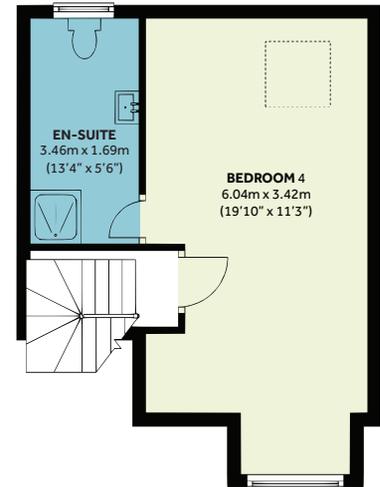
Blending city accessibility with seaside splendour, No. 151A, Kings Road delivers sophisticated luxury with convenience: the perfect setting for couples or young families transitioning from city life to the coast. A spacious, stylish home, surrounded by excellent schools and green spaces, No. 151A, Kings Road beckons.



GROUND FLOOR
Approx 71.2 sq. metres (765.9 sq. feet)



FIRST FLOOR
Approx 60.7 sq. metres (652.9 sq. feet)



SECOND FLOOR
Approx 30.6 sq. metres (329. sq. feet)

TOTAL AREA
Approx 162.4 sq. metres (1748.0 sq. feet)



To watch our video of this amazing property scan the QR code above.

* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering.



KINGS ROAD

— CHALKWELL —

ashleigh stone

— THE COLLECTION —

For further information on this property please contact Dave or Jo at Ashleigh Stone,
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