



69 Kings Road

# 69 Kings Road Westcliff-On-Sea Essex SS0 8PH

Home Of Leigh are very excited to offer for sale this incredible five bedroom detached character house, built in 1909 and which has been tastefully looked after by the current owners to a very high standard.

The accommodation is spread out over three floors and comprises to the ground floor; a charming and spacious entrance hall with fireplace, a large south facing lounge with feature log burner, utility room, ground floor cloakroom and a truly impressive open plan kitchen & family room which measures 29'7 x 28'4.

The first boasts a large family bathroom plus four double bedrooms, one of which has an en suite dressing room. whilst to the second floor there is a fabulous 21'2 x 18'1 master bedroom complete with a Juliette Balcony and estuary views to one side and views of the Rose Gardens to the other plus a walk-in closet and en suite shower room.

Externally the property sits on a generous plot with ample off street parking to the front and a large tiered rear garden backing directly onto the Rose Gardens at Chalkwell Park.



Situated on Kings Road, a sought-after residential road within the 'Chalkwell Hall Estate' in Westcliff-on-Sea, this exceptional detached house is within immediate proximity of nearby seafront, local park and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. The property also falls within catchment for Chalkwell Hall Schools.

## Accommodation Comprises

The property is approached by double doors leading to:

### Entrance Hall 15'4 x 13'11

An impressive and welcoming entrance hall with double glazed windows to front and side aspect, tiled flooring with underfloor heating, stairs leading to first floor accommodation with understairs storage cupboard, feature fireplace with inset log burner, radiator, sliding doors to lounge, accessed through to the kitchen.

### Ground Floor Cloakroom 4'11 x 3'2

Double glazed lead light window to front aspect, low level WC, wash hand basin with vanity unit, tiled flooring, radiator.

### Lounge 18'11 into bay x 14'11

Double glazed lead light bay window to front aspect, tiled flooring with underfloor heating, feature open fireplace with brick hearth and wooden surround, corning to ceiling, picture rail, two wall light points, radiator.



**Dining/Family Area** 20'6 x 16'10

Double glazed window to side aspect, continuation of tiled floor with underfloor heating, feature fireplace with inset log burner and tiled hearth, feature exposed brick work to one wall, coved ceiling with inset spotlighting, two radiators, Door to:

**Utility Room** 11'4 x 10'1

Double glazed window to side, range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washing machine and dryer, built in freezer, single stainless steel sink unit with mixer tap, appliance space for dishwasher, tiled flooring, coved ceiling with spotlights, radiator. Door to:

**Walk in Cupboard** 5'11 x 3'2

Housing boiler and hot water tank, access to understairs storage cupboard.

**First Floor Landing** 14'10 x 5'7

Double glazed lead light window to side aspect, carpeted, power points coved cornice to ceiling, built in storage cupboard, stairs to second floor accommodation, access to rear landing. Doors to accommodation off:

**Bedroom Two** 16'8 into bay x 15'1

Double glazed bay window to front aspect with estuary views, carpeted, power points, range of floor to ceiling fitted mirror fronted sliding door wardrobes, coved cornice to ceiling. Doorway to:

**Walk in Dressing Room** 5'11 plus depth of wardrobe x 5'1 plus depth of wardrobe

Double glazed obscure window to side aspect, range of floor to ceiling bespoke fitted wardrobes with concealed hanging storage, carpet, smooth plastered ceiling.

**Bedroom Three** 14'10 x 14'3

Double glazed windows to rear, laminate wood flooring, cornice to ceiling, power points, radiator. Door to:



**Open Plan Kitchen & Family Room** 29'7 x 28'4 < 18'11

An incredible and spacious open plan living and kitchen dining area with two defined areas as follows:

**Kitchen Breakfast Area** 28'4 x 12'10

Double glazed windows to rear and side aspect, additional bi-folding doors to rear giving access to the rear garden, large central breakfast bar with seating around and cupboards under, full integrated bar area which incorporates two integrated wine fridges, integrated fridge and separate freezer, coved ceiling with inset spotlighting, feature roof lantern, range of granite worktops with cupboards and drawers beneath, integrated Miele appliances including; twin ovens with plate warmers below, additional microwave oven and steam oven, full height fridge and full height freezer, integrated induction hob with fitted extractor above, integrated dishwasher, further range of eye level wall mounted units with built in bespoke pantry cupboard with shelving, vertical radiator.

**Bedroom Five** 11'3 x 9'3

Double glazed window to rear aspect, laminate wood flooring, power points, picture rail, range of fitted floor to ceiling wardrobe, radiator. Door to:

**Rear Landing** 11'5 x 3'2

Carpeted, doors to bedroom five and bathroom.

**Bedroom Four/Office** 13'3 x 9'4 x 12'3

Double glazed lead light window to front aspect with estuary views, laminate wood flooring, extensive range of bespoke fitted office furniture including desk, drawers, cupboards etc., bookcases, smooth plastered ceiling, radiator.

**Bathroom** 11'11 x 8'11

Two double glazed windows to side aspect, further double glazed window to rear, modern suite comprising of floor standing bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin with vanity unit below, low level WC, tiled flooring, heated towel rail, smooth plastered ceiling with inset spot lighting.

**Second Floor Landing**

Double glazed window to side aspect, carpeted. Door to:

**Master Bedroom** 21'2 max x 18'1 plus depth of wardrobe

Double glazed window and French doors to front aspect with Juliet balcony and estuary views, carpeted, power points, extensive range of fitted wardrobes (to remain) including drawers, cupboards etc., smooth plastered ceiling with spotlights, eaves storage cupboard, door to en-Suite and walk in closet.

**En-Suite Shower Room** 7'1 x 6'7

Velux window to rear aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit beneath, tiled flooring and walls, smooth plastered ceiling with spotlights, heated towel rail.

**Walk In Closet** 6'9 x 4'10

Fitted with storage and hanging rails.

**Externally**

**Rear Garden**

Rear garden commences with an attractive paved patio to the immediate rear with steps up to a tiered rear garden which backs directly onto the rose gardens of Chalkwell Park. A well maintained lawned area with inset flower shrub borders, various patio areas creating an ideal space for outside entertaining.

**Front Garden**

Paved providing off street parking for several vehicles with steps leading up to front door.







**Ground Floor**



**First Floor**



**Second Floor**



**Guide Price £1,135,000 Freehold**

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