



69  
Chalkwell Avenue

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# 69 Chalkwell Avenue Westcliff-On-Sea Essex SS0 8NL

Home Of Leigh are privileged and excited to offer for sale this absolutely beautiful period property which stands on a generous west backing plot in the heart of Chalkwell Hall Estate and is within close proximity to both Leigh Road and the Broadway as well as the beach and mainline railway station giving direct access to London Fenchurch Street.

This substantial home features spacious, well appointed living accommodation over three floors which includes a grand entrance hall, guest cloakroom, lounge home office plus an impressive open plan kitchen, living and dining area to the rear with a separate laundry room.

To the first floor there is a large landing, family bathroom, three double bedrooms including a master bedroom with a walk-in closet, en suite bathroom and access to a sunny west backing terrace with views over the Thames estuary whilst to the second floor there are two further double bedrooms - one with access to west backing balcony, again with estuary views plus a modern fitted shower room.

Externally the property boasts a wonderful and established west backing rear garden with a large raised deck area - a great space for outside dining and entertaining and plenty of off street parking to the front.



Situated on Chalkwell Avenue within the sought after Chalkwell Hall Estate in Westcliff-on-Sea, this truly exceptional detached residence is within touching distance of the local seafront and mainline railway station, serving London Fenchurch Street for commuters. Also within close proximity is Leigh-on-Sea's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

Part glazed double entrance doors leading to:

### Entrance Hall 17'10 x 10'5

A beautiful and grand entrance hall with original Parquet wood flooring, stairs to first floor accommodation with large understairs storage cupboard measuring 8'9 x 2'10. Coved cornice, picture rail, radiator, double glazed doors to lounge. Doors to accommodation off:

### Guest Cloakroom 6'5 x 2'8

Double glazed obscure window to side aspect, wall mounted wash hand basin with mixer tap, low level WC, half tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlights.

### Lounge 18'11 into bay x 13'10

Double glazed bay window to front aspect with fitted Plantation shutters, Parquet effect wood flooring, coved cornice to ceiling, feature fireplace with inset log burner, smooth plastered ceiling, radiator.



The kitchen area comprises; double glazed windows to rear and side aspects, range of granite worktops with an inset sink unit with mixer tap with cupboards and drawers beneath, appliance space for Range cooker with fitted extractor hood above, integrated oven, dishwasher, built in bin storage, appliance space for American fridge freezer, fitted wine rack, tiled flooring, integrated eye level microwave, smooth plastered ceiling, inset spotlighting. Door to:

**Utility Room** 10'4 x 6'6

Double glazed obscure door to side aspect, range of eye level units and cupboards with appliance space for fridge, freezer, dryer and washing machine, further space for freezer, smooth plastered ceiling with inset spotlighting, concealed gas boiler.

**First Floor Landing** 20'10 x 8'2

A gorgeous landing with double glazed coloured lead light windows to side aspect, fitted carpet, power points, stairs to second floor accommodation, coved cornice to ceiling, picture rail. Doors to:

**Bedroom One** 16'5 x 13'4

Double glazed windows to rear aspect with French doors leading to balcony, fitted carpet, power points, feature cast iron fireplace with tiled back, coved cornice to ceiling. Doors to:

**Built in Closet** 7'0 x 3'1

Ample storage and hanging space.

**En-Suite Bathroom** 10'5 x 8'2

Double glazed obscure window to rear aspect, twin wash hand basins with mixer tap inset into marble effect vanity units with cupboards and drawers beneath, floor standing claw footed bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.



**Study** 15'0 x 8'1

Double glazed window to front aspect, fitted carpet, power points, smooth plastered ceiling with inset spotlighting, extensive range of fitted bespoke storage furniture and shelving, radiator.

**Open Plan Kitchen Family Space** 27'0 < 17'3 x 23'6

An incredible open plan living space with three clearly defined areas as follows:

**Sitting Room** 16'6 x 13'5

Wood flooring, range of bespoke fitted bookcase and shelving units to one wall, feature fireplace with inset log burner and wooden mantle, smooth plastered ceiling, radiator, open plan to:

**Kitchen and Dining Area** 23'4 x 17'0

Double glazed sliding doors to rear deck, continuation of wood flooring, power points, smooth plastered ceiling with inset spotlighting.

**Bedroom Two** 19'3 into bay x 13'11

Double glazed bay window to front aspect, fitted carpet, power points, picture rail, coved cornice to ceiling, radiator.

**Bedroom Four** 11'6 x 8'2

Double glazed window to front aspect with door to balcony, fitted carpet, power points, picture rail, coved cornice to ceiling, a range of floor to ceiling fitted wardrobe, radiator.

**Family Bathroom** 8'5 x 7'10

Double glazed window to side aspect, bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity unit, fully tiled shower cubicle, tiled flooring, heated towel rail, smooth plastered ceiling with inset spotlighting.

**Second Floor Landing** 10'4 x 8'2

Velux window to side aspect, fitted carpet, power points, radiator. Doors to:

**Bedroom Three** 12'11 x 11'5

Double glazed French doors to rear aspect with access to balcony with stunning views over the surrounding areas and towards the Thames estuary, fitted carpet, power points, two built in eaves storage cupboards, smooth plastered ceiling with inset spotlighting, radiator.

**Bedroom Five** 18'7 Max x 15'4 Max (restricted head height)

Three Velux windows to side aspect, fitted carpet, power points, built in eaves storage, fitted wardrobes, smooth plastered ceiling with inset spotlighting, radiator.

**Shower Room** 8'5 x 7'0

Double glazed obscure window to side aspect, fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Externally**

**Rear Garden**

The property benefits from a stunning west backing rear garden which commences with an attractive raised deck area which makes a perfect space for outside dining and entertaining and has two separate steps leading down to the remainder of the garden which is mainly laid to lawn with a mature array of flower, shrub and herbaceous borders. To the extreme rear there is another raised patio area with vegetable patch and access to two garden sheds, further paved patio area to the side of the decking with under cover storage and side access to the front of the property.

**Front Garden**

Block paved enabling off street parking for several vehicles.







TOTAL FLOOR AREA : 2682 sq.ft. approx.  
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Price £1,395,000 Freehold

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