



15 Seymour Road

15 Seymour Road Westcliff-on-Sea Essex SS0 8NJ

Home Estate Agents are thrilled to offer for sale this incredible six/seven bedroom detached character house, built in the early 1920's and which still retains many charming and original feature throughout, but has been combined with a modern, contemporary twist for a growing family.

The property has been cleverly extended by the current owners and now provides surprisingly spacious living accommodation which is spread out over three floors and comprises; entrance porch, a spacious and welcoming entrance hall, ground floor cloakroom, formal lounge with feature fireplace, a fabulous open plan kitchen & living space with bi fold doors opening to the rear garden, a further study and additional snug along with a separate utility room.

The first floor offers a family bathroom, five large and well proportioned double bedrooms, the second guest bedroom offering a large en suite bathroom, whilst to the second floor there is an impressive master suite complete with a spacious double bedroom providing estuary views, a separate powder room, en suite shower room plus an impressive and fully separate, bespoke fitted dressing room.

Externally the property stands on a generous sized, west backing plot with a sweeping in and out driveway to the front, providing ample parking facilities and which also gives access to a garage/storage, whilst to the rear there is a beautiful garden with an extensive raised terrace, creating a wonderful space for outside dining and entertaining and the remainder laid with well tended lawns and flower beds.



Situated in the heart of the Chalkwell Hall Estate, Seymour Road is within easy reach of all local amenities which includes the mainline railway station servicing London Fenchurch Street. Also nearby is Chalkwell Park along with Leigh-on-Sea's fashionable Broadway with its array of bars, restaurants, cafés and popular boutiques.

The property is also located within close proximity to Chalkwell beach offering an array of water activities, beachside cafes and 'blue flag' Chalkwell Jubilee sandy beach.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Porch 5'1 x 4'1

Tiled flooring, double doors to:

Entrance Hall 17'5 (reducing to 9'6) x 16'5

A very welcoming entrance hall with original lead light secondary window to side aspect, wood flooring, half panel to surrounding walls, stairs to the first floor landing with under stairs storage cupboard, additional cloak cupboard, exposed and painted beams, radiator plus additional vertical radiator, doors to:

Ground Floor Cloakroom 7'10 x 3'10

Double glazed obscure lead light window to front aspect, two piece suite comprising; low level WC, half pedestal wash hand basin with mixer tap, smooth plastered ceiling, radiator.

Lounge 18'1 (into bay) x 17'10

A gorgeous main reception room with double glazed lead light window to front and side aspects, carpeted, exposed and painted beams, feature brick built working fireplace with tiled hearth, two additional coloured lead light secondary glazed windows to side aspect, two radiators.



Open Plan Kitchen & Family Room 25'5 x 24'3 (reducing to 21'8)
A fabulous open plan living space with two clearly defined areas as follows:

Kitchen/Breakfast 21'8 x 12'10

Double glazed bi folding doors to rear aspect. The kitchen is fitted to include a stainless steel double sink unit with mixer tap, inset into a range of Quartz work surfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units, Rangemaster cooker to remain with five ring hob and extractor hood above, integrated dishwasher, appliance space for American style fridge/freezer, additional sink and mixer tap, integrated eye level microwave oven, central island with granite work surfaces and cupboards beneath, wood flooring, bespoke fitted drinks cabinet, additional walk-in larder measuring 8'2 x 3'8 with fitted shelving and tiled flooring, exposed and painted beams, open plan to the dining & family area.

Family & Dining 24'3 x 13'11

Double glazed bi folding doors to rear, giving access to the garden,



continuation of wood flooring, floor standing log burner to remain, exposed and painted beams, two radiators plus an additional vertical radiator, doors to:

Snug 12'6 x 8'6

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

Study 10'6 x 7'3

Roof window, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

Utility Room 9'10 x 5'10

Obscure lead light window to side aspect and additional door to side, butler sink with mixer tap, inset into a range of Quartz work surfaces with cupboards beneath, appliance space and plumbing for washing machine, eye level cupboards, tiled flooring, radiator.

First Floor Landing 12'11 x 6'7

A spacious landing with coloured lead light bay window on half landing, carpeted, cornice to ceiling, stairs leading to the second floor landing, radiator, doors to::

Bedroom Two 17'4 x 13'9

Double glazed lead light window to rear aspect, carpeted, cornice to ceiling. range of fitted floor to ceiling wardrobes, double glazed lead light window to side aspect, radiator, door to:

En-Suite Bathroom 9'6 x 6'6

Double glazed obscure window to side aspect, modern suite comprising; claw footed roll top bath with mixer tap, low level WC, fully tiled shower cubicle, half pedestal wash hand basin, tiled flooring, heated towel rail.

Bedroom Three 17'9 (reducing to 13'7) x 12'7

Double glazed lead light windows to front and side aspects, carpeted, built-in storage cupboard, cornice to ceiling, radiator.



Bedroom Four 17'8 x 13'7

Double glazed lead light windows to front and side aspects, carpeted, built-in storage cupboard, cornice to ceiling, radiator.

Bedroom Five 17'11 (into door recess) x 12'1

Double glazed lead light window to rear aspect, carpeted, cornice to ceiling, built-in storage cupboard housing boiler and hot water tank, radiator.

Bedroom Six 9'2 x 8'10

Double glazed lead light window to side aspect, carpeted, cornice to ceiling, radiator.

Bathroom 8'8 x 6'9

Double glazed obscure lead light window to side aspect, modern suite comprising; bath with mixer tap, low level WC, half pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.



Second Floor Landing

Velux window to side aspect, carpeted, doors to:

Master Bedroom 20'9 x 16'10

An incredible master bedroom with double glazed lead light window to rear aspect with views over the surrounding area towards the estuary, carpeted, smooth plastered ceiling two wall light points, built-in eaves storage, access to a Powder Room which measures 5'11 x 4'6 and further access to the en suite.

En-Suite Shower Room 8'1 x 7'7

Velux window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, oversized wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Dressing Room/Further Bedroom 16'10 x 9'2

Velux windows to side aspect, carpeted, extensive range of bespoke fitted hanging and shelving, radiator.

Externally

Rear Garden

The property benefits from a great size rear garden which backs west and commences with an extensive and attractive porcelain tiled patio area to the immediate rear, creating an idea space for outside dining and entertaining. There is a further sunken patio adjacent to the main patio area enclosed by slatted fencing with lighting. The remainder of the garden is neatly laid to lawn with raised flower beds and panel fencing. Outside lighting, outside water tap, garden shed to remain and side access to the front of the property.

Front Garden

The property is set back from the road with a sweeping in and out driveway providing ample off street parking for several vehicles giving access to:

Garage

With double opening doors, power and lighting connected.















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Offers In The Region Of £1,495,000 Freehold

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