



LEAS GARDENS  
WESTCLIFF-ON-SEA

  
Zone  
ENDS

81 Chalkwell Esplanade



# 81 Chalkwell Esplanade Westcliff on Sea Essex SS0 8JJ

Home Estate Agents are delighted to offer for sale this wonderful five bedroom detached Marine Residence enjoying a fabulous location on Chalkwell's highly sought after Esplanade, with a super vista directly over the Estuary.

The accommodation is arranged over three floors with many of the principal rooms enjoying South facing views over the Estuary and with the top floor bedroom suite featuring a decked varandah.

Beautifully decorated throughout, this is a unique home with an immense amount of character, and large well proportioned rooms.

Commanding a prime elevated position and standing in established gardens with garaging to the rear, the property directly overlooks Chalkwell bowls green and is within a short walk of Chalkwell Station, ideal for commuting to the City. The fashionable Leigh Broadway with its wide array of cafés, boutiques and restaurants is also conveniently close by.



## Accommodation Comprises:

### Entrance

Comprises double glazed door leading into porch with slate flooring and views of the Thames Estuary, original style stained glass door and surround opening into:

### Hallway

Light and airy reception hall with 2 turn staircase to first floor gallery landing, understairs cupboard and open space, oak flooring and doors off to:

### Lounge 21' x 12'2" increasing to 16'4"

Large deep bay window with views of the Thames Estuary, French door leading onto south facing terrace with further

views from elevated position. Stove fireplace, downlights, two radiators, folding leadlite stained glass doors leading into dining room, tv point, oak flooring and power points.

### Dining Room 19' x 12'1"

Deep bay window with views over Thames Estuary, radiator, oak flooring and power points.

### Family Room 17'11" x 14'

Steps down from kitchen breakfast room, large French doors leading onto patio and garden area to rear aspect, further window to side with Estuary views, 2 radiators, tv point, oak flooring and power points.





#### Utility Room

Double glazed door to rear and front aspects, base and eye level cupboards, sink, tiled flooring and gas central heating boiler.

#### Landing

Galleried landing area with spiral staircase to second floor, feature double glazed turret style windows which creates a considerable volume of light, picture rail, attractive balustrade and varnished handrail, radiator, fitted carpet and doors to:

#### Bedroom 2 20'7" x 11'10"

Double glazed turret style bay window to side and window to front aspect with window seats and uninterrupted view of Estuary, dado rail, down lighters, range of built-in wardrobes and cupboards, fitted carpet and power points.

#### Bedroom 3 14' x 12'2 "

Double glazed bay window to front aspect with fabulous views of the Estuary, coving cornice, dado rail and panelling walls, built-in cupboard, fitted carpet and power points.

#### En-Suite

Double width shower cubicle with overhead shower, low level wc, wall mounted wash hand basin, tiled floor, part tiled walls, heated vertical towel rail, downlighters, fitted carpet and power points.

#### Bedroom 4 15' x 10'7"

Large double glazed bay window to side aspect with Estuary views, built-in wardrobes, radiator, fitted carpet and power points.



#### Separate W.C.

Double glazed opaque window to side aspect, low level wc, wash hand basin, radiator, terracotta floor and cloak cupboard.

#### Kitchen 24'6" x 11'

Double glazed bay window to side aspect and further double glazed window to side aspect both with views over Thames Estuary. Large breakfast area with an extensive range of base and eye level units, granite work surfaces and splash backs, butler sink with stainless steel taps, built-in appliances include oven, hob, extractor fan, dishwasher and fridge/freezer, tiled flooring and power points. Door to Utility Room.



### Bathroom

Double glazed opaque window to side aspect, coving cornice, Victorian style bathroom with feature cast iron freestanding bath and stainless steel telephone shower, pedestal wash hand basin, low level wc, radiator, heated towel rail and wood flooring.

### Bedroom 5 7' x 9'2 "

Double glazed window to rear and side aspects, built-in wardrobes, radiator, fitted carpet and power points.

### Second Floor Landing

Double glazed French doors leading into inner lobby.

### Dressing Room/walk-in Wardrobe

Shelves and rails, radiator, wood panelling to walls, exposed beams, downlighters, aerial and power points and fully carpeted.

### Master Bedroom Suite 24'4" x 15'

Large double glazed doors leading onto superb verandah with stunning views of the Estuary, concealed eaves with storage space. Verandah benefits from attractive decking and balustrade ideal for relaxing.

### En-Suite

Luxury white en-suite consisting of large corner bath, fully tiled walk in shower, chrome and glass with glass block and tiled walls. Vanity sink unit, low level w.c. Partially tiled walls and wood flooring. Heated towel rail, double glazed obscure stained glass window to rear aspect plus 2 velux windows.

### Outside

#### Front Garden

Benefitting from secluded walled sun terrace with fabulous views and a variety of shrubs and flowers in borders.

#### Rear Garden

Private rear garden with large patio area, steps up to lawns, shrubbery borders, pathway leading to double garage. Approx 50ft pergola with feature patio to rear of garden, gated side access, outside tap and exterior lighting.

### Garage

Detached double garage with pitched roof 17' x 16' 7 accessed via remote control doors, power and lighting.















**Guide Price: £2,500,000 Freehold**

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