



9 Parkside

9 Parkside Westcliff-on-Sea Essex SS0 8DR

Home Estate Agents are privileged with instruction to offer for sale this truly breath-taking detached Chalkwell residence which has undergone extensive redevelopment to the highest of specifications.

This incredible five bedroom family home boasts approximately 2971 sq ft of accommodation cleverly spread out over 3 floors and includes a grand entrance hall, formal lounge, office plus a truly stunning 31'2 x 30'7 open plan kitchen & living space which overlooks the rear garden. There is also a separate utility room, ground floor cloakroom and boot room to the ground floor.

The first floor boasts a family shower room, four large double bedrooms, two of which have en suite facilities and a separate dressing room, whilst to the second floor there is a large master bedroom complete with a walk-in closet and en suite shower room.

Externally the property benefits from a fabulous rear garden, the perfect space for outside dining and entertaining, whilst to the front there is off street parking and an integral garage.

Located in a highly sought after residential area on the Chalkwell Hall Estate, close to the Estuary front with an excellent range of recreational facilities including cycle tracks, bowls club, sailing and swimming clubs. Falling within the catchment of the well regarded Chalkwell School and within close proximity of Westcliff High Schools for Boys & Girls and

Southend High School. This is an ideal location for the city commuter with Chalkwell Station being within easy walking distance and Southend's nearby Airport provides easy links to a considerable number of destinations in Europe.



Accommodation Comprises

The property is approached via part glazed door to:

Entrance Hall 18'9 x 11'4

A welcoming and grand entrance hall with stairs leading to the first floor landing with under stairs storage cupboard housing the boiler, further cloaks cupboard, coved cornice to ceiling, dado rail, wood flooring with tiled porch area, double doors to lounge, further doors to accommodation off.

Lounge 17'9 x 16'7

Double glazed lead light window to front aspect, carpeted under floor heating, exposed and painted beams to ceiling, plate rail, bespoke fitted TV cabinet with cupboards beneath, additional coloured lead light window to side aspect.

Open Plan Kitchen & Family Room 31'2 x 30'7

An incredible open plan living space with three clearly defined areas including kitchen area, dining area and sitting area. To the rear there two sets of double glazed sliding doors with adjacent windows overlooking and giving

access to the rear garden plus an additional feature roof lantern, therefore making this a very bright and airy family space.

Kitchen Area

The kitchen is beautifully fitted to include a double sink unit with mixer tap, inset into a range of marble work surfaces over a centre island with an abundance of cupboards and storage beneath including bin storage and integrated dishwasher, further range of matching work surfaces with additional cupboards and storage beneath, recess for Sub Zero fridge & freezer, free standing large WOLF oven with fitted extractor hood above and mirrored splash back, integrated MEILE coffee machine and warming drawer, further range of matching eye level wall mounted units with concealed lighting beneath, coved cornice to smooth plastered ceiling with inset spotlighting, feature vaulted 15' ceiling with 6 Velux windows, wood flooring with under floor heating.

Sitting Area

With a bespoke range of hand made cabinetry to one wall creating a fabulous





Boot Room 12'10 x 6'10

Bespoke range of fitted floor to ceiling cupboards and storage, bench seating with cupboard beneath, coved cornice to smooth plastered ceiling with inset spotlighting, dado rail, built-in utility cupboard measuring 6'3 x 2'9 which houses appliance space and plumbing for washing machine and dryer, wood flooring with under floor heating, doors to:

Ground Floor Cloakroom 7'8 x 4'1

Modern two piece suite comprising; low level WC, wash hand inset marble vanity unit with mixer tap and vanity drawers beneath, half panel to walls, coved cornice to smooth plastered ceiling with inset spotlighting, wood flooring with under floor heating.

First Floor Landing 14'1 x 2'9 (min)

Coloured lead light window to side aspect on the half landing, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, stairs leading to the second floor landing, cast iron effect radiator, doors to:

Bedroom Two 15'8 x 12'11

Double glazed lead light window to front aspect with bespoke fitted plantation shutters, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, cast iron effect radiator, archway with steps down to:

Dressing Room 8'1 x 5'11

Double glazed lead light window to front aspect with bespoke fitted plantation shutters, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, dado rail, cast iron effect radiator, door to:

En-Suite Bathroom 10'4 x 7'1

Luxury fitted suite comprising; floor standing claw footed bath with mixer tap and shower attachment, low level WC, wash hand basin with marble surround and vanity unit beneath, walk-in shower, half panel to walls, coved cornice to smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail/radiator combined.

Bedroom Three 14'1 x 12'4

Double glazed lead light window to rear aspect with bespoke fitted plantation shutters, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, cast iron effect radiator, door to:

TV media unit, twin book shelves, coved cornice to smooth plastered ceiling with inset spotlighting, wood flooring with under floor heating.

Dining Area

With a continuation of wood flooring with under floor heating, coved cornice to smooth plastered ceiling with inset spotlighting, feature roof lantern.

Utility Room 7'8 x 5'7

Matching range of bespoke fitted base and eye level units with inset butler sink and mixer tap, wood flooring, smooth plastered ceiling with inset spotlighting.

Office 11'4 x 6'3

Double glazed window to side aspect with bespoke fitted plantation shutters, wood flooring with under floor heating, range of bespoke fitted book shelves and matching desk, dado rail, coved cornice to smooth plastered ceiling with inset spotlighting.



Dressing Room 7'10 x 5'1

Double glazed lead light window to rear aspect with bespoke fitted plantation shutters, smooth plastered ceiling with inset spotlighting, door to:

En-Suite Shower Room 7'7 x 6'3

Modern three piece suite comprising; walk-shower, low level WC, wash hand basin with marble surround and vanity unit beneath, coved cornice to smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail/radiator combined.

Bedroom Four 12'9 x 10'6

Double glazed lead light window to rear aspect with bespoke fitted plantation shutters, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

Bedroom Five 12'2 x 10'6

Double glazed lead light window to front aspect with bespoke fitted plantation shutters, carpeted, range of bespoke fitted floor to ceiling wardrobes, coved cornice to smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

Shower Room 7'3 x 6'7

Double glazed lead light obscure window to side aspect, luxury fitted suite comprising; walk-in shower, low level WC, wash hand basin with mixer tap and marble top with vanity unit beneath, half wood panel to surrounding walls, tiled flooring, heated towel rail/radiator combined.

Second Floor Landing

Door to:

Master Bedroom 19'5 x 11'5

Double glazed lead light window to front aspect with estuary glimpses, carpeted, smooth plastered ceiling with inset spotlighting, extensive range of fitted floor to ceiling wardrobes, two velux windows to rear aspect which open out into a balcony, cast iron effect radiator, door to:

Walk-in Closet 6'3 x 5'5

With a range of fitted shelving, smooth plastered ceiling, door to:

En Suite Shower Room 9'11 x 6'3

Two Velux windows to side aspect, luxury fitted suite comprising; walk-in shower, low level WC, wash hand basin with mixer tap and marble top with vanity unit beneath, half wood panel to surrounding walls, tiled flooring, heated towel rail/radiator combined.

Rear Garden

The rear garden commences with an extensive paved patio area to the immediate rear, creating an ideal space for outside dining and entertaining, outside lighting, outside water tap, side access to the front. The remainder of the garden is laid with artificial lawn and enclosed by fencing.

Front

The front is attractively paved with path and independent driveway allowing off street parking and giving access to:

Garage 17'8 x 8'1 (max)

With double opening doors, power and lighting connected, cupboard housing hot water tank.



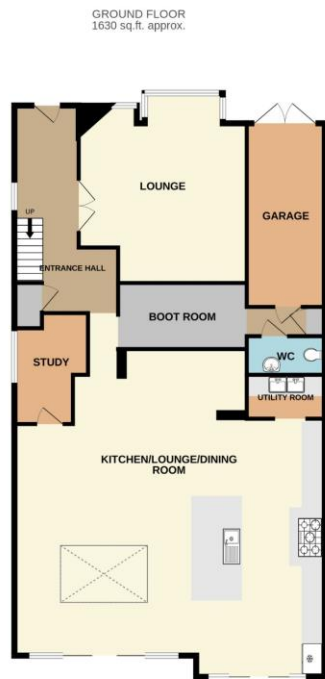












TOTAL FLOOR AREA : 2971 sq.ft. approx.
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Price £1,495,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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