



VIVIDAL
ALARM

28

28 Esplanade Gardens

28 Esplanade Gardens Westcliff-on-Sea Essex SS0 8JP

Home Estate Agents are proud to present this absolutely stunning, four bedroom detached family house located in one of Chalkwells most sought after and quiet turnings being within walking distance of Chalkwell Beach and mainline railway station.

The accommodation is cleverly spread out over 3 floors and comprises; entrance porch, grand entrance hall, a wonderful lounge which overlooks the rear garden, a separate dining room plus a beautifully appointed kitchen & breakfast room.

The first floor boasts a spacious landing, two double bedrooms and a luxury fitted family bathroom plus an impressive master suite which includes a large double bedroom, luxury en suite shower room and a bespoke fitted dressing room. There is also a large double bedroom to the second floor complete with estuary views and an en suite shower room.

Externally the property sits on a south backing plot with ample parking facilities to the front and a gorgeous rear garden, an ideal space for outside dining and entertaining.



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, broad walks, 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.

Entrance Porch 8'7 x 4'1

Double glazed obscure windows to front aspect, door to:

Entrance Hall 12'1 x 9'1

A beautiful entrance hall with solid oak wood herringbone flooring, stairs leading to the first floor landing with under stairs storage cupboard, covered corning to smooth ceiling with inset spotlighting, dado rail, feature wood panelling to walls, radiator, doors to:

Ground Floor Cloakroom 5'9 x 2'6

Luxury two piece Lusso suite comprising; wall mounted marble wash hand basin with mixer tap, low level WC with concealed cistern, smooth plastered ceiling with inset spotlighting, tiled to surrounding walls, solid oak wood herringbone flooring



work surfaces to the expanse of most walls with an abundance of cupboards and drawers beneath, four integrated MIELE ovens including a combined microwave, integrated wine cooler, MIELE fridge/freezer, washing machine and tumble dryer, coved cornice to smooth plastered ceiling with inset spotlighting, two radiators, feature wood panelling to surrounding walls, solid oak wood herringbone flooring.

First Floor Landing 18'5 x 8'8

A spacious landing with stairs leading to the second floor landing, carpeted, double glazed arched window to front aspect, coved cornice to smooth ceiling with inset spotlighting, picture rail, dado rail, feature wood panelling to surrounding walls, doors to:

Master Bedroom 19'2 x 15'8

Double glazed window to rear, carpeted, coved cornice to smooth ceiling with inset spotlighting, picture rail, dado rail, feature wood panelling to surrounding walls, double glazed doors to the balcony with estuary views, wall mounted air conditioning unit, archway leading through to:

Dressing Room 12'5 x 10'2

Fully fitted bespoke hanging and storage space, carpeted, smooth plastered ceiling with inset spotlighting, dado rail.

En-Suite Shower Room 9'3 x 5'7

Luxury fitted Lusso suite comprising; fully tiled walk in shower with rainfall shower head and shower attachment, low level WC, wash hand basin with mixer tap and vanity unit beneath, coved and smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, heated towel rail.

Bedroom Three 11'5 x 10'1

Double glazed window to front with bespoke fitted shutters, coved cornice to smooth ceiling with fitted spotlights, built-in wardrobes, radiator, carpeted flooring.



Lounge 20'9 (max) x 19'1

An impressive main reception room with double glazed bi-folding doors to the rear garden, solid oak wood herringbone flooring, coved cornice to smooth plastered ceiling with inset spotlighting, dado rail, feature wood panelling to walls, dado rail, bespoke fitted media unit housing space for TV, wall mounted air conditioning unit, additional double glazed window to rear aspect, two radiators, glazed double doors opening to the dining room.

Dining Room 16'2 x 8'11

Double glazed window to front with bespoke fitted plantation shutters, solid oak wood herringbone flooring, feature wood panelling to walls, coved cornice to smooth ceiling, dado rail, picture rail, radiator.

Kitchen/Breakfast Room 32'10 x 10'1

A stunning room with double glazed windows to both front and rear aspects with bi folding doors to the rear garden. The kitchen is fitted by Moylan's and comprises; sink unit with mixer tap, inset into a range of Bianco white marble

Bedroom Four 10'6 x 9'11

Double glazed window to front aspect, carpeted, coved cornicing to smooth ceiling with inset spotlighting, radiator.

Family Bathroom 10'5 x 9'9

Double glazed obscure window to side aspect, luxury fitted Lusso suite comprising; free standing bath with mixer tap and handheld shower attachment, walk-in shower cubicle with rainfall shower head above and handheld attachment, wall mounted marble hand wash basin with mixer tap, low level WC, coved cornicing to smooth ceiling with inset spotlighting, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Second Floor Landing

Double glazed window to front with bespoke fitted plantation shutters, smooth plastered ceiling with inset spotlighting, picture rail, dado rail, feature wood panelling to walls, large built-in eaves storage.

Second Floor Bedroom Two 18'6 x 16'8 (max)

Velux windows to front aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator, door to:

En-Suite Shower 9'2 x 5'1

Velux window to rear aspect, luxury fitted three piece Lusso suite comprising ;walk-in shower cubicle with rainfall shower hand handheld shower attachment, low level WC, wall mounted wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a beautifully landscaped south backing rear garden which commences with an attractive paved patio area to the immediate rear, creating a wonderful space for outside dining and entertaining. The remainder is laid with lawn, side access to the front.

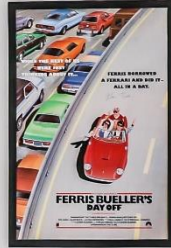
Front Garden

The front of the property is block paved providing off street parking for several vehicles.









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Price £1,395,000 Freehold

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