



31 Parkside

# 31 Parkside Westcliff-on-Sea Essex SS0 8PR

Home Of Leigh are privileged to offer for sale this handsome four bedroom detached character house, situated in one of the Chalkwell Hall Estates most sought after turnings and which has been beautifully maintained by the current owners for over 40 years.

The accommodation comprises; entrance lobby, a spacious and grand entrance hall, guest cloakroom, a south facing lounge & dining room plus a wonderful open plan kitchen/breakfast room and separate sitting room, all of which overlook the rear garden.

To the first floor there is a large landing area with access to the loft space which measures 28'2 x 21'3, creating the perfect opportunity to create two further bedrooms or a master suite (subject to local planning consents). There are three further bedrooms, two of which offer walk in closets plus a family shower room.

Externally the property benefits from a well maintained rear garden with two separate patio areas, whilst to the front there is off street parking.



Situated on Parkside, a sought-after residential road within the 'Chalkwell Hall Estate' in Westcliff-on-Sea, this charming family home is within immediate proximity of nearby seafront, local park and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. The property also falls within catchment for Chalkwell Hall Schools.

## Accommodation Comprises

The property is approached via part glazed lead light entrance door to:

### Entrance Lobby 6'6 x 4'1

Colored lead light obscure window to side aspect, wood flooring, dado rail, smooth plastered ceiling, radiator. Open plan to:

### Entrance Hall 20'8 x 6'2

A great size entrance hall with stairs leading to first floor accommodation with understairs storage cupboard, wood flooring, dado rail, coved to smooth plastered ceiling, archway and additional folding doors to the open plan lounge diner. Further doors to:

### Guest Cloakroom 5'6 x 4'9

Double glazed lead light obscure window to side aspect, modern suite comprising; wall mounted wash hand basin with mixer tap, low level WC, fitted floor to ceiling storage space providing shelving and floor mounted boiler (n/t), heated towel rail.



#### Open Plan Kitchen & Dining Area 23'7 x 12'8

A fantastic size kitchen with double glazed lead light window to rear aspect and additional double glazed French doors to side giving access to the rear garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into seamless of Corian worksurfaces with an abundance of cupboards and drawers beneath, integrated double oven, further eye level integrated microwave, Gaggeanau induction hob with fitted extractor hood over, further range of matching eye level wall mounted units with concealed lighting beneath, appliance space and plumbing for a Liebherr fridge freezer (to remain) which incorporates a fridge, separate freezer and both hot and cold wine rack and ice maker, electric operated feature roof lantern, tiled flooring throughout, smooth plastered ceiling with inset spotlighting, two radiators, archway through to:

#### Sitting Room 14'3 x 12'8

Double glazed lead light bay window to rear aspect, wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose, dado rail, twin bespoke fitted book shelving, radiator.

#### First Floor Landing 18'1 x 6'2

Double glazed lead light window to side aspect, carpeted, coved cornice to smooth plastered ceiling, access to loft via pull down loft ladder which measures 28'2 x 21'3, dado rail, radiator. Doors to:

#### Bedroom One 13'4 x 12'5

Double glazed lead light bay window to front aspect with estuary views, carpeted, coved cornice to smooth plastered ceiling, range of fitted wardrobes with matching drawers, radiator. Glazed door to:

#### En-Suite Shower Room 11'1 x 5'1

A great size en-suite with double glazed lead light window to front aspect with estuary views, modern suite comprising; fully tiled walk in power shower measuring 4'1 x 4'1, low level WC, wash hand basin with mixer tap and vanity unit to side, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.



#### Open Plan Lounge & Dining Room 25'6 x 16'3 < 13'1

A wonderful open plan living space which has two clearly defined areas as follows:

#### Lounge Area 13'1 x 12'6

Double glazed lead light French doors to front aspect with bespoke fitted plantation shutters and original colored lead light inserts over, wood flooring throughout, coved cornice to smooth plastered ceiling with central ceiling rose, feature fireplace with attractive stone surround and hearth and inset electric coal effect fire, two radiators, archway through to:

#### Dining Area 16'3 into bay x 12'7

Double glazed lead light bay window to front aspect with bespoke fitted plantation shutters and matching colored lead light inserts over, continuation of wood flooring, gas coal effect fire, coved cornice to smooth plastered ceiling with central ceiling rose, radiator.

#### Bedroom Two 13'5 x 10'6

Double glazed lead light window to rear aspect, wood laminate flooring, coved cornice to smooth plastered ceiling with central ceiling rose, range of floor to ceiling mirrored fronted sliding door wardrobes, radiator. Door to:

#### Walk In Closet 6'6 x 4'1

With fitted hanging and shelving space.

#### Bedroom Three 13'1 x 10'6

Double glazed lead light window to rear aspect, vinyl flooring, coved cornice to smooth plastered ceiling with central ceiling rose, two wall light points, radiator. Door to:

#### Walk In Closet 6'7 x 3'9

With vinyl flooring, smooth plastered ceiling.

#### Bedroom Four 13'1 x 6'6

Double glazed lead light windows to side and front aspect, carpeted, coved cornice to smooth plastered ceiling with central ceiling rose, radiator.

#### Shower Room 7'1 x 6'6

Double glazed obscure lead light window to side aspect, modern suite comprising; fully tiled shower cubicle with power shower, wash hand basin with mixer tap and vanity unit beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Externally

#### Frontage

The property provides granite sett driveway providing off street parking for several vehicles with brick retaining wall and inset flower and shrub borders..

#### Rear Garden

The property benefits from a great sized rear garden which commences with a paved patio area to the immediate rear, the remainder is laid to lawn and enclosed by screen panelled fencing with mature range of flower and shrub borders, further patio area to the extreme rear, garden shed (to remain), outside lighting, outside water tap, door to garage.

#### Storage 12'1 x 6'1

Formerly a garage with door to front, tiled flooring, range of fitted eye level wall mounted units, radiator.



















TOTAL FLOOR AREA - 1908 sq.ft. approx.  
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Price £1,200,000 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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