



63 Chalkwell Esplanade



# Prospect Place 63 Chalkwell Esplanade Westcliff-On-Sea Essex SS0 8JH

Home Estate Agents are delighted to offer for sale this elegant five bedroom detached marine residence situated in one of the areas most prestigious and sought after locations with fabulous views over the Estuary.

The accommodation has a considerable amount of character reminiscent with the period of construction and comprises: entrance vestibule, a fabulous reception hall measuring 22' x 17' with a feature inglenook, lounge, library, a very spacious family/dining room, kitchen/breakfast room, cloaks and utility.

On the first floor there is a large landing providing access to five bedrooms, the master featuring a super balcony making the most of the far reaching views over the Esplanade and the estuary. There is also a family bathroom and a huge loft space with tremendous scope to extend into and provide further bedroom accommodation if required.

Standing in good size established gardens, the rear extending to approximately eighty feet, being well established and affording a considerable amount of privacy. Approached from an attractive walled front garden with driveway leading to a detached double garage with a pitched roof and generous off road parking for numerous vehicles.

This west section of Chalkwell Esplanade is an exclusive setting close to a private bowls club, Chalkwell Redcaps swimming club and ideal for



commuters to the city with Chalkwell station being within a gentle stroll. Properties in this location very rarely come on the market for sale and viewing is highly recommended.

## Entrance Vestibule

Approached from a solid oak door. Twin panelled and glazed doors leading through to:

## Reception Hall: 22' x 17'

A wonderful reception hall with a feature Inglenook, plate rail, exposed light beams. Window to front with views over the esplanade and estuary. Imposing dog leg staircase rising to first floor with two super stained glass windows. Two radiators, oak flooring, wall lights.

**Washroom/Cloakroom** 7' x 6' (cloaks area). Vanity unit with circular wash hand basin and splashback. Herringbone flooring. Access to:

## Lounge 20' x 13'.

A well proportioned room with a deep bay window to front with views over the estuary, radiator, feature fireplace, window to side, radiator, dimmer light switch control, wall lights, tv aerial point.







**Study** 13' x 13'.

With plate rail, high cornice ceilings, window to side, radiator. Folding panelled and glazed doors leading through to:

**Family Room/Garden Room** 24' x 17'. A fabulous room. Two oriel bay windows to either side, herringbone oak floor, radiators, plate rail. French doors opening on to the patios and garden.

**Kitchen/Breakfast Room** 18' x 18' max. Range of base and eye level storage cupboards, work surface, cooker range, hob. To the breakfast area there is a lantern window providing a considerable amount of light. French doors leading to the garden, wiring for tv, downlights, wine rack. Access to:

**Utility Room** : 9'10 x 5'. Butler sink, plumbing for washing machine. Access to boiler room and door to side.



**First Floor Landing** 12' x 11'. A spacious landing with large linen cupboards

**Master Bedroom** 17' x 12'.

A good size master bedroom with wardrobes and vanity unit. French doors leading on to a wonderful SOUTH FACING BALCONY enjoying glorious views over the estuary. Window to side, radiator, tv point.

**En-Suite Bathroom**

Bath, vanity unit, wash hand basin, wc, radiator.

**Bedroom Two** Overall 15'10 x 12'1 (including en suite). Bay window to front with super views over the estuary, skirting, radiator, tv aerial point.

**Bedroom Three** 13' x 12'. A spacious and well proportioned room, radiator, window to side, wash hand basin, radiator.

**Bedroom Four:** 12' x 10'. Window overlooking rear garden, radiator, vanity unit/wash hand basin, skirting radiators.

**Bedroom Five:** 9' x 7' min. Window overlooking rear garden, radiator.

**Bathroom** 9' x 8'. Bath, wash hand basin, wc, shower cubicle, tiling to walls, radiator, downlights.

**Separate WC**

Low level wc

**Large Loft**

Access to an extremely large loft with ladder, having tremendous potential to extend into if required, subject to planning consent.

### Externally

#### Front Garden

The property is approached from an attractive walled front garden with a large gravelled turn in turn out driveway providing generous off road parking and access to a large garage.

#### Rear Garden

The rear garden extends to approximately 80' in length and is well established, affording a considerable amount of privacy. Lawns, large patio areas ideal for entertaining. The lawns are surrounded by mature shrubbery borders. Outside tap. Access to garage.

#### Garage

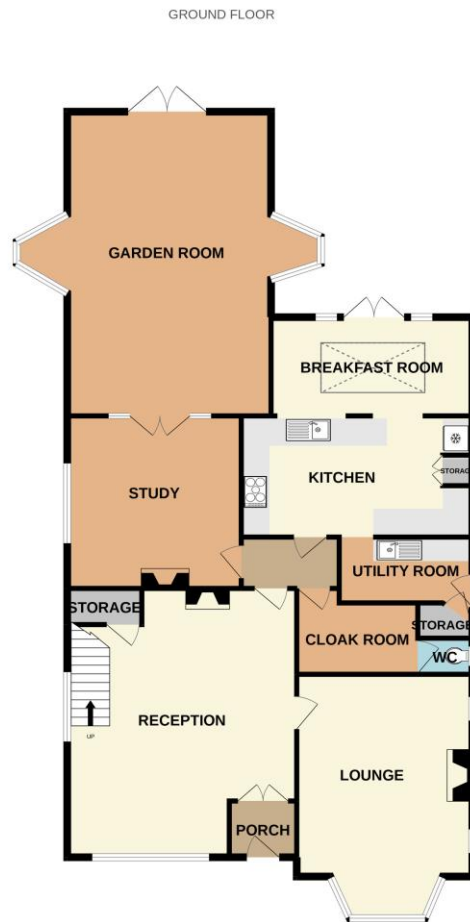
Large detached double garage measuring 19'x16' with a pitched roof. Twin folding doors, power and lights.











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## Offers In Excess Of: £2,000,000 Freehold

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