



33 Chalkwell Esplanade

33 Chalkwell Esplanade Westcliff-on-Sea Essex SS0 8JQ

Home Of Leigh are privileged to offer for sale this stunning, contemporary four/five bedroom detached home which has been designed and built to the vendors own specification, blending cutting edge architecture with a high end finish throughout.

The accommodation has been cleverly spread out over three entire floors with a spacious entrance hall to the ground floor, a large guest bedroom suite boasting a dressing area as well as a luxury fitted en suite, two further double bedrooms which have French doors to the rear garden, a separate utility room, study and a luxury fitted family bathroom.

There is a bespoke solid glass stair case leading to the main living space which occupies the entire first floor and benefits from a guest cloakroom, a luxury fitted kitchen/breakfast area as well as both formal living & dining areas which lead out onto the south facing balcony, providing exceptional estuary views.

The master suite occupies the entire top floor and benefits from a large bedroom with access to 22' x 12' south facing terrace, a luxury fitted four piece en suite bathroom also with estuary views along with bespoke fitted 'his & her' separate walk-in dressing rooms.

Externally the property sits proudly on a generous sized plot with secure gated parking to the front and a further parking area to the rear giving access to a large detached garage

Perfectly positioned to enjoy the natural beauty of the estuary, this exceptional home provides an exclusive, private setting while remaining within reach of all local amenities. Whether relaxing on the terrace or



exploring the surrounding area, this property offers the perfect balance of luxury, privacy, and modern elegance

Accommodation Comprises

The property is approached via solid wood entrance door leading to:

Entrance Hall 23'1" x 17'7" x 19'9"

An incredible and spacious main entrance hall with solid glass staircase leading to the first and second floors, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, built in cloaks cupboard. Doors to:

Guest Bedroom Two 17'7" x 17'5"

Double glazed window to front aspect with bespoke fitted plantation shutters, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting. Door to:

En-Suite Shower Room 10'1" x 4'7"

Luxury fitted suite comprising fully tiled walk in shower cubicle, wash hand basin with mixer tap and vanity unit beneath, low level WC, fully tiled to surrounding walls, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, additional heated towel rail.

Dressing Area 14'3" x 6'9" plus depth of wardrobe

A range of fitted floor to ceiling sliding door wardrobes to one wall, continuation of wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

Bedroom Three 12'9" x 10'2"

Double glazed windows and French doors to rear giving access to the garden, carpeted with underfloor heating, fitted floor to ceiling wardrobes with sliding doors, smooth plastered ceiling with inset spotlighting.



matching eye level wall mounted units, appliance space and plumbing for washing machine, built in storage cupboard, additional cupboard housing combination boiler (n/t), smooth plastered ceiling with inset spotlighting.

First Floor Landing

Wood flooring with underfloor heating, bespoke solid glass stairs leading to the second floor accommodation, double glazed obscure window to side aspect, door to guest cloakroom and double doors to the main living accommodation.

Guest Cloakroom 6'6 x 2'1

Modern suite comprising low level WC, wash hand basin with mixer tap and vanity beneath, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

Open Plan Living Area 38'7 x 22'7 < 14'1

A truly incredible triple aspect living space with three clearly defined areas as follows:

Lounge Area 22'7 x 14'1

Full width double glazed sliding patio doors with fitted electric blinds giving access to a south facing balcony affording stunning estuary views, additional double glazed window to side aspect, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting and surround sound speakers. Open plan to dining and kitchen areas.

Dining Area 15'2 x 10'1

Double glazed corner window to front and side aspect affording estuary views, continuation of tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting. Open plan to kitchen area.

Kitchen Area 19'8 x 14'1

Two double glazed windows to rear aspect. The kitchen is beautifully fitted to include a one and a quarter bowl sink unit with mixer tap incorporating a Quooker hot water tap inset into a range of Quartz worksurfaces to the expanse of most walls with an abundance of cupboards and drawers beneath, various range of integrated Miele appliances which include microwave combination oven and additional separate oven with warming



Bedroom Four 12'9 < 9'5 x 12'1

Double glazed windows and French doors to rear giving access to the garden, carpeted with underfloor heating, smooth plastered ceiling with inset spotlighting, range of floor to ceiling wardrobes with sliding doors.

Study/Bedroom Five 10'2 x 8'1

Double glazed window to side aspect, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

Ground Floor Bathroom 9'3 x 9'1

Double glazed obscure window to side aspect, modern suite comprising bath with mixer tap, wash hand basin with mixer tap, fully tiled walk in shower cubicle, low level WC, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Utility Room 9'7 x 8'1

Double glazed door to side giving access to the garden, sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards beneath,

drawer beneath, induction hob with Falmec suspended extractor hood above, dishwasher, further range of matching eye level wall mounted units with concealed lighting, freestanding sub zero fridge freezer (to remain) with additional wine chiller, additional matching floor to ceiling storage cupboards, peninsular breakfast bar with seating around, smooth plastered ceiling with inset spotlighting, hidden and integrated TV screen (to remain), tiled flooring with underfloor heating.

Second Floor Landing 16'8 x 13'3 <3'9

A spacious landing area with two Velux windows to side aspect, additional double glazed window to rear aspect with wood flooring and underfloor heating, doors to both the master suite and bespoke his and hers dressing rooms.

Master Bedroom 22'7 x 12'8

An incredible master bedroom with double glazed patio doors with fitted electric blinds to the front aspect, giving access to a south facing terrace with stunning estuary views, wood flooring with underfloor heating, vaulted ceiling with inset spotlighting and integrated air conditioning unit, frosted glass sliding door to en-suite.

En-Suite Bathroom 11'1 x 9'1

Feature double glazed window to side aspect with estuary views, modern suite comprising bath with mixer tap, wash hand basin with mixer tap and vanity drawers beneath, large walk in shower cubicle, low level WC, slate tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

South Facing Terrace 22'9 x 12'1

An incredible terrace with far reaching views to both the east out towards Southend Pier and towards the west towards Leigh-on-Sea, tiled flooring and glass balustrade.

Dressing Room One 9'5 x 9'1

Velux window to side aspect, bespoke range of hanging and storage, wood flooring with underfloor heating.

Dressing Room Two 9'2 x 6'6

Velux window to side aspect, bespoke range of hanging and storage, wood flooring with underfloor heating,

Externally

Rear Garden

The property benefits from a great size rear garden which commences with a small block paved patio area to the immediate rear with the remainder being laid to lawn and enclosed with screen panelled fencing, side access to the front of the property and further access to garage,

Garage 29'7 x 18'1

A great size garage with folding doors, tiled flooring with power and light connected, additional storage (14'2 x 9'1) with power and light connected.

Frontage

The front of the property is block paved providing off street parking for numerous vehicles with brick retaining wall and electrically operated gate.



















Price £2,250,000 Freehold

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

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330