



23 Hall Park Avenue

23 Hall Park Avenue Westcliff-on-Sea Essex SS0 8NP

Home Of Leigh are privileged with instructions to offer for sale this incredible six bedroom detached house, located in one of Chalkwell Halls most desirable turnings and which has been renovated and maintained to an exceptionally high standard throughout.

The accommodation is cleverly spread out over three floors and boasts an entrance hall, a grand entrance hall, ground floor shower room, a formal lounge, separate dining room, a stunning kitchen/breakfast room overlooking the rear garden, separate utility room, family room and a really cool office/snug area with feature vaulted ceiling and bespoke bookcase.

To the first floor there are four large double bedrooms including a west facing master bedroom with luxury en suite shower room, a second guest bedroom with en suite shower room and a principle family bathroom, whilst to the second floor there are two further double bedrooms.

Externally the property benefits from a secluded and beautifully landscaped rear garden, whilst to the front there is off street parking for several vehicles and access to a garage/storage area.

Located on Hall Park Avenue in the heart of the Chalkwell Hall Estate, this stunning family home is perfectly located for the beach and Chalkwell mainline railway station giving direct access into London Fenchurch Street. Leigh Road and its array of shops, bars and restaurants is within walking distance as is Leigh Broadway with its cool cafes and boutiques.



Accommodation Comprises

The property is approached via part double glazed double doors leading to:

Entrance Porch 11'2 x 5'5

Tiled flooring, fitted cloaks cupboard. Further solid wood part glazed entrance door leading to:

Entrance Hall 18'1 x 10'9

An impressive and very grand entrance hall with coloured lead light window to front aspect, solid wood flooring throughout, stairs leading to first floor accommodation with understairs storage cupboard, coved cornice to ceiling, plate rack, radiator, doors to accommodation.

Ground Floor Shower Room 9'7 x 7'1

Velux window to side, modern fitted three piece suite comprising fully tiled walk in shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, low level WC, tiled flooring with underfloor heating, smooth

plastered ceiling with inset spotlighting, heated towel rail. Sliding door leading to:

Boot Room 7'9 x 6'1

With continuation of tiled flooring, bespoke fitted storage to one wall, smooth plastered ceiling with inset spotlighting.

Ground Floor Guest Cloakroom 5'5 x 2'1

Modern two piece suite comprising low level WC, wall mounted wash hand basin with mixer tap, half wood panelled to surrounding walls, solid wood flooring with underfloor heating, built in storage/vanity cupboard, smooth plastered ceiling with inset spotlighting.

Lounge 19'2 x 14'3

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling with inset spotlighting, plate rack, feature stone fireplace with inset coal effect gas fire, two radiators.



Kitchen/Breakfast Room 28'1 x 11'7

An incredible fitted kitchen built and installed by 'Plain English'. The kitchen is fitted to include a double sink unit with mixer tap and additional instant hot water tap inset into a range of stone worksurfaces with an abundance of solid wood cupboards and drawers beneath, freestanding Wolf cooker with six ring gas hob and concealed extractor hood above, matching range of eye level wall mounted units, integrated Miele dishwasher, freestanding sub zero fridge freezer (to remain), bespoke built Butlers pantry with built in shelving and cupboard space, central island with matching stone worktops over and cupboards and drawers beneath incorporating a Siemens microwave oven and bin storage, tiled flooring throughout with underfloor heating, additional wall mounted cast iron effect radiator, smooth plastered ceiling with inset spotlighting, double glazed bi-folding doors to rear giving access to the garden. Semi open plan to:

Dining Room 24'5 x 12'1

A great size second reception room which is open plan through to the family



room. Wood flooring throughout, coved cornice to smooth plastered ceiling with central ceiling rose and feature ceiling mouldings, feature fireplace with inset gas coal effect fire, radiator. Archway to office/snug and open plan to:

Family Room 19'5 x 12'1

Double glazed window to side aspect and further double glazed bi-folding doors to rear giving access to the garden, tiled flooring throughout with underfloor heating, smooth plastered ceiling with inset spotlighting and feature roof lantern, vertical radiator. Steps up to:

Office/Snug 24'8 x 7'7

A very cool room with two Velux windows, wood flooring throughout, feature vaulted ceiling with inset spotlighting, bespoke fitted floor to ceiling bookcase with ladder, exposed brickwork to one wall, radiator.

Utility Room 8'1 x 6'1

Double glazed window to side aspect with adjacent door to side, Butler sink with mixer tap inset into a range of rolled edge worksurfaces, appliance space and plumbing for washing machine and dryer, matching eye level wall mounted units, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

First Floor Landing 16'1 max x 9'9

A great size landing with stairs leading to the second floor accommodation, double glazed lead light coloured window to side aspect, carpeted, smooth plastered ceiling, picture rail. Doors to:

Master Bedroom 25'6 x 13'1

Double glazed window to rear aspect, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, extensive range of quality fitted wardrobes to the expanse of two walls providing ample hanging, shelving and storage, bed recess with matching bedside tables and cupboards above, recess for TV, radiator. Door to:

En-Suite Shower Room 7'7 x 6'9

Modern three piece suite comprising fully tiled walk in shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, coved cornice to smooth plastered ceiling with inset spotlighting, tiled flooring, fully tiled to surrounding walls, heated towel rail.



Bedroom Two 20'3 into bay x 14'3

Double glazed bay window to front aspect, carpeted, coved cornice to smooth plastered ceiling, picture rail, extensive range of fitted wardrobes to the expanse of two walls with bed recess, two radiators. Door to:

En-Suite Shower Room 9'6 x 5'1

Modern three piece suite comprising fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, coved cornice to smooth plastered ceiling, heated towel rail.

Bedroom Three 15'8 x 12'1

Double glazed window to rear aspect, carpeted, built in storage cupboard, additional fitted wardrobes, coved cornice to ceiling, picture rail, radiator.

Bedroom Four 15'6 x 11'1

Double glazed window to front aspect, carpeted, smooth plastered ceiling, built in understairs storage cupboard, picture rail, dado rail, radiator.

Family Bathroom 9'5 x 8'1

Two double glazed obscure windows to side aspect, luxury fitted suite comprising bath with mixer tap, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled shower cubicle, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Landing

Double glazed lead light coloured window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting. Door leading to:

Bedroom Five 16'1 x 15'4

Velux windows to opposing side aspects - one providing estuary glimpses, further double glazed windows to rear aspect, carpeted, built in eaves storage cupboard, smooth plastered ceiling with inset spotlighting, radiator. Door to:

Bedroom Six 17'2 x 8'9

Velux windows to front and side aspects, carpeted, smooth plastered ceiling with inset spotlighting, radiator, built in storage cupboard, further built in eaves storage area (10'1 min x 8'1 min) which houses boiler (n/t) and ample storage space.

Externally

Rear Garden

The property benefits from a great size secluded west backing rear garden which commences with an attractive paved patio area to the immediate rear with brick built barbecue area and side access to front. The remainder of the garden is laid with artificial lawn with well tended and manicured borders and flower beds, ornamental water feature, outside lighting and water tap.

Front Garden

The property is block paved providing off street parking for several vehicles with access to a garage with up and over door and power and light connected.





















Offers Over £1,700,000 Freehold

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