



23 Hall Park Avenue

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

Home of Leigh is proud to present this impressive six-bedroom detached residence, situated on The Chalkwell Hall Estate, renovated to an extremely high spec, featuring exquisite aesthetics and an excellent use of space.

The grand entrance hall sets the stage for the rest of the property which spreads over three floors, comprising a ground floor shower room, formal lounge, separate dining room, exceptional kitchen/breakfast area enjoying a view of the rear garden, a utility, family room and a thoughtfully designed office/snug, complete with bespoke book case and vaulted ceiling.

Four large double bedrooms, including a west facing master with luxury en-suite shower room, second guest bedroom with en-suite shower room and a principal family bathroom occupy the first floor, with two additional double bedrooms to the second floor.

Externally the property benefits from a beautifully landscaped, secluded garden, with off street parking for several vehicles.

This unique property combines elevated interior design, with a warmth that constitutes the ideal family home. Only a short stroll to the historic, Leigh Old Town with its seafood spots and charming galleries, the property is perfectly situated to benefit from all the amenities of coastal living, with the beach in



one direction and an array of independent boutiques, bars and baristas in the other. Direct links into London Fenchurch Street make for a convenient commute to the city.

Accommodation Comprises

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

Entrance Porch 11'2 x 5'5

Entrance Hall 18'1 x 10'9

An impressive and welcoming entrance hall with coloured leadlight window to front aspect, solid wood flooring, stairs to the first floor with under stair storage, coved cornice to ceiling, plate rack, radiator and doors to ground floor rooms.

Ground Floor Shower Room 9'7 x 7'1

Velux window to side. Modern three-piece suite comprising a fully tiled walk-in shower, wash hand basin with mixer tap and vanity drawers beneath and low level WC. Tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights and heated towel rail. Sliding door to:

Boot Room 7'9 x 6'1

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

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 spotlights, plate rack, feature stone fireplace with inset coal effect gas fire, two radiators.

Kitchen/Breakfast Room 28'1 x 11'7

An incredible hand-built kitchen by Plain English. Featuring a double sink with mixer and instant boiling water tap, extensive stone worktops with solid wood cabinetry, a freestanding Wolf cooker with six-ring gas hob and concealed extractor, eye level units, integrated Miele dishwasher, freestanding Sub-Zero fridge/freezer (to remain), and a bespoke butler's pantry. A central island houses additional storage, a Siemens microwave and integrated bin. Tiled flooring with underfloor heating, cast iron effect radiator, and bi-fold doors opening to the garden. Semi-open plan to:

Dining Room 24'5 x 12'1

A spacious second reception room with wood flooring, coved cornice, ceiling



rose and decorative mouldings, fireplace with coal-effect gas fire, radiator. Archway to snug and open to:

Family Room 19'5 x 12'1

Double glazed side window and bi-folding doors to the garden. Tiled floor with underfloor heating, plastered ceiling with spotlights and a roof lantern, vertical radiator. Steps up to:

Office/Snug 24'8 x 7'7

A striking space with two Velux windows, vaulted ceiling, wood flooring, exposed brickwork to one wall, bespoke floor-to-ceiling bookcase with ladder.

Utility Room 8'1 x 6'1

Double glazed window and door to side. Butler sink with mixer tap set in rolled-edge worktops, space and plumbing for washer/dryer, matching wall units, tiled floor, spotlights and heated towel rail.

First Floor Landing 16'1 max x 9'9

Generous landing with stairs to second floor, stained glass leadlight window to side, carpeted, smooth plastered ceiling.

Master Bedroom 25'6 x 13'1

Double glazed rear window, carpeted, coved cornice with inset spotlights. Extensive quality fitted wardrobes across two walls, bed recess with matching units, TV recess, radiator. Door to:

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

Luxury suite with tiled walk-in shower, low level WC, vanity basin with drawers, tiled floor and walls, spotlighting, heated towel rail.

Bedroom Two 20'3 into bay x 14'3

Double glazed front facing bay window, carpeted, coved cornice, picture rail, fitted wardrobes on two walls with bed recess, two radiators. Door to:

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

Modern three-piece suite with shower cubicle, low level WC, wash basin, tiled flooring, coved ceiling, heated towel rail.



Bedroom Three 15'8 x 12'1

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

Bedroom Four 15'6 x 11'1

Front aspect double glazed window, carpeted, built in understairs cupboard, picture and dado rails, radiator.

Family Bathroom 9'5 x 8'1

Double glazed obscure side windows, large bath, WC, vanity basin, fully tiled shower, tiled floor with underfloor heating, plastered ceiling with spotlights, heated towel rail.

Second Floor Landing

Stained glass leadlight window to side, carpeted, plastered ceiling with spotlights. Door to:

Bedroom Five 16'1 x 15'4

Velux windows to each side (one with estuary views), additional rear window, carpeted, eaves storage, plastered ceiling with inset spotlights, radiator. Door to:

Bedroom Six 17'2 x 8'9

Velux windows to front and side, carpeted, spotlights, radiator, built in storage and eaves area (10'1 min x 8'1 min) housing boiler and additional storage space.

Externally

Rear Garden

A spacious, west facing and secluded rear garden featuring a paved patio with brick-built barbecue, side access, artificial lawn, manicured borders, olive trees, water feature, lighting and tap.

Front Garden

Block paved driveway providing parking for several vehicles, access to a garage with up and over door, power and lighting, as well as added security provided by retractable driveway bollards.









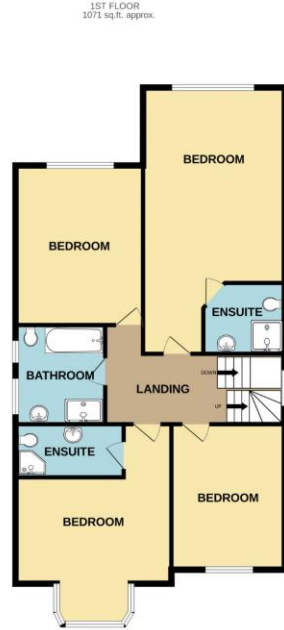












TOTAL FLOOR AREA : 3320 sq.ft. approx.
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Offers Over £1,700,000 Freehold

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