



“St Mawes” 9 Parkside



# "St Mawes"

## 9 Parkside

### Westcliff on Sea

#### SS0 8PR

Home Estate Agents are very pleased to offer for sale this spacious five bedroom detached family house with extended accommodation arranged over three floors, carefully blending traditional and contemporary styling, and standing in delightful gardens on the much sought after Chalkwell Hall Estate.

The accommodation is in excellent order throughout and comprises: entrance vestibule, reception hall, cloakroom/wc, a well proportioned lounge, a large formal dining room opening into a sitting area and a fabulous living/kitchen fitted with an extensive range of units high quality units and appliances by "Moylans" of Leigh on Sea.

All the bedrooms are double size with four bedrooms on the first floor, the master benefiting from a concealed en-suite dressing room and luxury en suite bathroom with large walk in shower. There is also a family bathroom on this floor. There is a staircase from the landing which rises to a large second floor bedroom which also enjoys the facility of an en suite bathroom. The south facing bedrooms have sea glimpses and the top floor has a super vista over the coast.



The property further benefits from gas radiator central heating, double glazing and a double length integral garage. Occupying an elevated plot set behind a walled front garden and featuring a Mediterranean style rear garden extending to approximately 50' in length which is attractively landscaped and ideal for entertaining.

Chalkwell Hall Estate is a much sought after established residential area, ideal for commuters to the city with Chalkwell station being easily accessible as is the fashionable Leigh Broadway with its wide array of cafés, restaurants and boutiques.

#### Accommodation Comprises:

##### Porch

##### Entrance Vestibule

Mosaic tiled floor, cloak hanging space, radiator. Twin panelled and bevelled glass doors leading through to:

##### Reception Hall

An imposing reception hall with staircase rising to first floor landing, feature stained glass windows, dado.

##### Cloakroom/WC

Wash hand basin, wc, half tiling to walls, radiator.



### Living /Kitchen 33' overall x 11'

A fabulous room, the kitchen area fitted by 'Moylans' in 2010 with a range of high quality units and a Zimbabwe leather granite work surface with integrated one and a half bowl sink. Extensive range of 'Miele' appliances include induction hob, extractor above, twin ovens, warming oven, microwave, dishwasher, freezer. 'Hotpoint' double drawer refrigerator. 'Marshall & Bull' Rustic Italia porcelain tiled floor with underfloor heating. Array of downlights, breakfast bar. Sitting area with a lantern window creating a considerable amount of light. French doors and bi-folding doors leading to the patio and garden.

### First Floor Landing

Dado, staircase rising to the second floor. Airing cupboard with lagged cylinder.



### Lounge 18' into bay x 16'

A delightful well proportioned room with deep bay window to front with window seat, exposed natural floorboards, light beams to ceiling and plate rail, tv aerial point, telephone point. Original feature fireplace, dimmer lights with wall lights. Panelled and bevelled glass doors to hall.

### Dining Room 30' x 11'6"

A very spacious extended dining room with feature brick fireplace incorporating a Living Flame gas fire, high cornice ceiling, radiators, illuminated display niches with mirrors. The dining room opens through to:

### Sitting Area

A delightful sitting area with bespoke semi-circular doors opening on to the patio and gardens. High cornice ceiling, dimmer light switch controls.

### Bedroom 1 15' x 11'

Extensive range of deep pine wardrobes with dressing table, window to front with estuary glimpses, radiator. Door leading through to a concealed dressing area and bathroom.

### Dressing Area 8' x 6'

Window to front, radiator, louvred fronted wardrobes.

### En Suite Bathroom 10' x 7'10"

Luxury bathroom fitted by Bath World in 2019 comprising; wash hand basin with vanity unit, WC, large walk-in shower, twin radiators, luxury tiling to floor and walls.



#### Bedroom 2 14' x 12'

A good size second bedroom. Radiator, built in wardrobes. Window overlooking the rear garden.

#### Bedroom 3 11' x 10'

Well proportioned room with vanity unit incorporating wash hand basin with cupboard below, radiator, built in wardrobes, window to front with estuary glimpses.

#### Bedroom 4 10' x 8'

Double bedroom with vanity unit incorporating wash hand basin, radiator. Window overlooking the garden.

#### Family Bathroom 10' x 7'

Attractive Art Deco design bathroom comprising, bath with telephonic shower attachment, pedestal wash hand basin, wc, shower cubicle, black and white tiling to floor, vertical radiator, down lights

#### Second Floor Bedroom 5 19' x 12'

A spacious room with Velux windows, access to eaves storage space, radiator. Window to front with super views over the estuary.

#### En Suite Bathroom 15' x 6'

A particularly large en suite bathroom with bath, shower attachment, pedestal wash hand basin, wc, radiator, extractor.

#### Outside

##### Rear Garden

The property has a delightful Mediterranean style rear garden with a feature pergola, large terrace directly adjacent to the house ideal for entertaining, raised fishpond, shrubbery borders, lawns, steps up to a further raised patio, pine summerhouse, exterior lighting. Concealed lighting within the steps leading up to the lawn and leading from the house to the patio. Gated access to side, outside tap. The garden extends to approximately 50' in length. Door leading to:

#### Garage 34' x 8'10

A much larger than average double length garage with folding timber doors to the front, lighting, plumbing for washing machine, room for fridge/freezer if required. Gas central heating boiler.

#### Front Garden

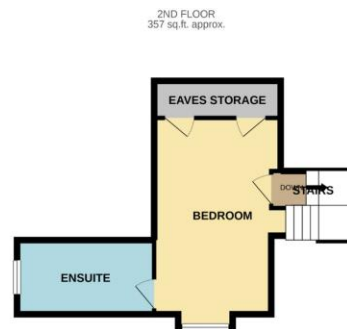
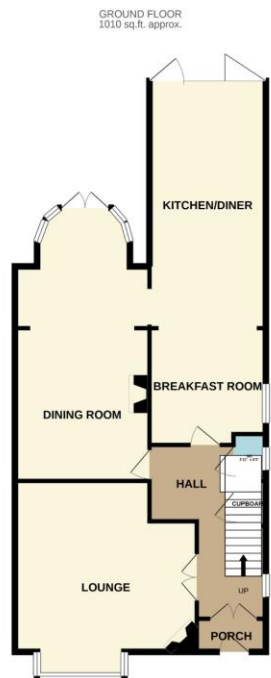
The property is approached from an attractive walled front garden providing off road parking and access to garage.









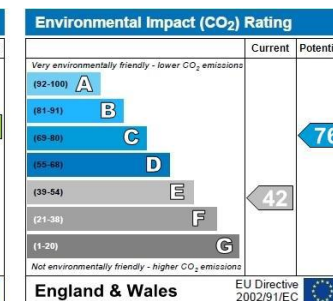
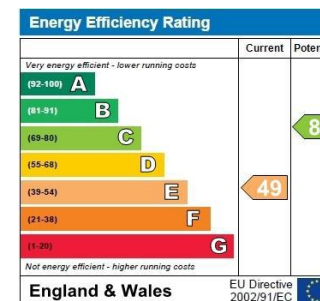


TOTAL FLOOR AREA : 2233 sq.ft. approx.  
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# Guide Price : £1,100,000 Freehold

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