



# FOR SALE

**First Avenue,  
Chalkwell SS0 8FP**

Offers In Excess Of £600,000   Freehold   Council Tax Band - G

5  5  1  2260.44 sq ft

- Five Bedroom House
- Large Open Plan Living Area
- No Onward Chain
- Modern Kitchen With Integrated Appliances
- Balcony With Fantastic Views
- Five Bathrooms
- Accommodation Over Four Floors
- Off Street Parking
- Short Walk To Westcliff And Chalkwell Station
- Call To Arrange A Viewing

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

A stunning 5 bedroom townhouse nestled in the heart of Westcliff-on-Sea, just moments away from the pristine beaches. This thoughtfully designed residence boasts a range of features and modern conveniences and benefits from super fast Broadband. The ground floor is adorned with underfloor heating, providing a warm and inviting atmosphere. The kitchen comes complete with integrated appliances, including an induction hob, electric oven, microwave oven, dishwasher, washing machine and wine cooler.

Two of the FOUR double bedrooms boast en-suite bathrooms, creating private spaces where you can indulge in relaxation and rejuvenation. The remaining two double bedrooms share access to a modern bathroom with shower over the bath.

Ascend to the top floor where the fifth bedroom of this remarkable townhouse can be transformed into a sophisticated office space, providing an inspiring environment to work. Step out onto the private balcony and be captivated by breath-taking views over the estuary. Call now to arrange a viewing.

## Measurements

Lounge/Kitchen/Diner - 50'0 x 14'10 (15.24m x 4.52m)

Ground Floor Shower Room - 6'10 x 5'2 (2.09m x 1.58m)

1st Floor

Bedroom 3 - 9'3 x 15'3 (2.83m x 4.65m)

Bathroom - 6'7 x 6'0 (2.01m x 1.83m)

Bedroom 1 - 10'4 x 15'4 (3.16m x 4.68m)

En-Suite - 6'10 x 6'0 (2.09m x 1.84m)

2nd Floor

Bedroom 4 - 9'3 x 15'3 (2.83m x 4.65m)

Bathroom - 6'7 x 6'0 (2.01m x 1.83m)

Bedroom 2 - 10'4 x 15'4 (3.16m x 4.68m)

En-Suite - 6'10 x 6'0 (2.09m x 1.84m)

3rd Floor

Bedroom 5 - 13'4 x 14'10 (4.07m x 4.53m) Furthest Points

## Interior

This stunning property offers modern living over four floors, starting with a large 50ft open plan lounge/kitchen/diner with direct access to the rear garden. The kitchen is fully fitted with integrated appliances and modern wall and base units with complementary work surface. There is a door leading to a ground floor three piece shower room and as you go back though to the entrance hall, there are carpeted stairs leading to the first floor. The first floor offers two double bedrooms, with the rear bedroom having the benefit of a Juliet balcony and the front bedroom having its own personal en-suite. Just off the landing there is also a storage cupboard and door to a three piece family

bathroom. The second floor offers the same layout as the first floor, providing two more double bedrooms, en-suite and bathroom. The third floor has a large bedroom with balconies to both the front and rear.

## Exterior

This property offers plenty of outside space including off street parking to the front, rear garden and two balconies off the third floor where you can choose to have a private relaxing afternoon to the rear or a drink in the sunshine to the front with views out to the sea.

## Location

Situated on the ever popular First Avenue in Chalkwell and only a short walk to both Westcliff and Chalkwell train stations making the commute into London a breeze. The beach is also only a short stroll away at the end of Crowstone Avenue. This property is in a central location with Leigh, Westcliff and Southend within easy reach.

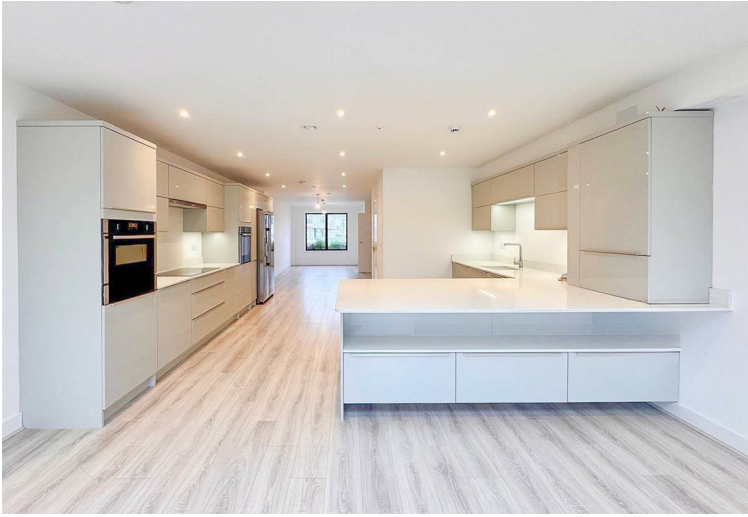
## School Catchment

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

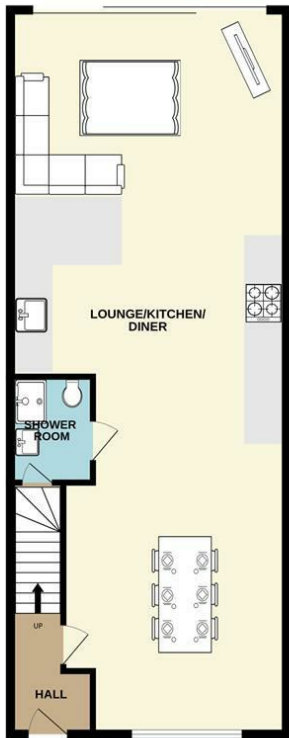
## Tenure

Freehold





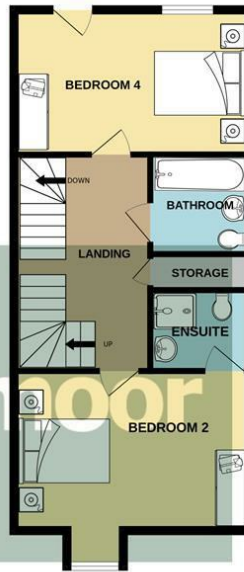
GROUND FLOOR



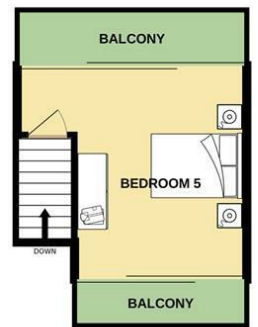
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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