



Chalkwell Esplanade, Westcliff-On-Sea

Offers Over £2,000,000

home.

75 Chalkwell

Westcliff-On-Sea

SS0 8JH



- Beautiful Six Bedroom Marine Front Residence
- Fabulous Estuary Views
- Wonderful South Facing Living & dining Room With Access To A South Facing Terrace
- Gorgeous Open Plan Kitchen & Family Room
- Sitting Room & Separate Study
- Two South Facing Balconies
- Well Maintained Gardens To Front With A Wonderful Terrace
- Secluded Rear Garden Giving Access To A Four Car Garage
- Fantastic Positioning For seafront, Beaches & Mainline Railway Station
- Close Proximity To Leigh-on-Sea's Fashionable Broadway & Old Town

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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Property Overview

Home Of Leigh are proud to present this rare piece of prime waterfront real estate, set along the highly regarded Chalkwell Esplanade, offering an exceptional lifestyle, defined by space, character and uninterrupted estuary views. A substantial 600 sq ft office suite above the garaging of this remarkable residence, effortlessly combines luxury coastal living with modern practicality.

A grand six-bedroom detached property, positioned at the peaceful cul-de-sac end of the Esplanade - one of the most prestigious waterfront addresses in the area. Occupying a prominent corner plot and extending to 4,500 sq ft, approx, this elegant coastal home unfolds

across three beautifully appointed floors, where timeless character meets sophisticated contemporary living.

A grand entrance hall sets the tone upon arrival, leading to a collection of reception spaces designed for refined entertaining and family life. The south-facing formal living and dining room is bathed in natural light and opens seamlessly onto a sun-soaked terrace overlooking the estuary beyond. A separate study provides a peaceful retreat, while an additional sitting room and expansive open-plan kitchen and family space form the heart of the home, complemented by separate utility room.

The first floor reveals four generous double bedrooms arranged around a spacious landing. Two of the principal bedrooms enjoy access to a

private south-facing balcony, while one further benefits from an elegant en-suite shower room. A luxurious family bathroom serves the remaining accommodation.

Within walking distance of the historic old town, with its galleries, seafood eateries and traditional pubs and the vibrant Leigh Broadway, with a mix of bistros, boutiques and baristas and Chalkwell station providing easy access directly into London, this is the perfect property for a growing family seeking a coastal home, with city connectivity and a strong sense of community.

Accommodation comprises...

Accommodation Comprises:

Part glazed entrance door leading to:

Entrance Hall

17'4 x 10'9

A very grand and welcoming entrance hall with double glazed lead light obscure coloured windows to side aspect, wood flooring throughout, coved cornice to smooth plastered ceiling with inset spotlighting, stairs leading to the first floor accommodation with understairs storage cupboard, two radiators, doors to accommodation off.

Ground Floor Cloakroom

9'1 x 3'1

Double glazed lead light obscure window to side aspect, modern suite comprising low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, smooth plastered ceiling, heated towel rail.

Formal Living Room

26'5 x 22'1 < 16'1

A fabulous south facing main reception room which is split into two clearly defined areas as follows:

Lounge Area

22'1 x 13'7

Double glazed lead light bay window to front aspect with views of the estuary and adjacent door leading out onto a sunny south facing terrace, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, underfloor heating.

Dining Room

16'1 x 12'9

Double glazed lead light window to front aspect, carpeted, coved to smooth plastered ceiling with inset spotlighting, additional double glazed lead light window to side, underfloor heating.

Study

12'1 x 6'7

Double glazed lead light window to side aspect, wood flooring, smooth plastered ceiling, range of fitted floor to ceiling book shelves, radiator.

Sitting Room

13'1 x 12'5

Double glazed lead light window to side aspect, wood flooring, coved cornice to smooth plastered ceiling with inset spotlighting, radiator.

Open Plan Kitchen & Family Room

24'4 x 16'1

A fabulous open plan kitchen with two clearly defined areas as follows:





Kitchen Area

14'1 x 14'1

Double glazed lead light bay window to side aspect with estuary views. The kitchen is fitted to include a range of worksurfaces with an abundance of cupboards and drawers beneath, matching eye level wall mounted units, built in five ring gas hob with extractor hood above, further integrated eye level microwave oven, integrated double oven, appliance space and plumbing for fridge freezer, central island with matching worktops and cupboards beneath with an inset sink unit with mixer tap, dishwasher and stool seating around. Open plan to:

Snug

16'1 x 10'5

Double glazed lead light bay window to side aspect, further double glazed bi-folding doors to rear giving access to the garden, wood flooring, coved to smooth plastered ceiling with feature roof lantern, underfloor heating. Door to:

Utility Room

10'1 x 8'9

Double glazed French doors to rear aspect, stainless steel double drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards beneath, appliance space and plumbing for washing machine and separate dryer, concealed boiler (n/t), matching eye level wall mounted units, built in electric hob and extractor hood, integrated full height freezer.

First Floor Landing

17'4 x 10'1

A spacious landing area with stairs leading to the second floor accommodation, double glazed lead light obscure coloured window to side aspect, double glazed lead light window to front with estuary views, carpeted, coved cornice to smooth plastered ceiling, radiator. Doors to:

Bedroom One

23'1 into bay x 10'8 plus depth of wardrobes

Double glazed lead light bay window to front aspect with estuary views and adjacent door to balcony, carpeted, coved to smooth plastered ceiling with inset spotlighting, extensive range of floor to ceiling wardrobes to the expanse of one wall with sliding doors, two radiators. Door to:

En-Suite Shower Room

8'1 x 2'7

Double glazed lead light obscure window to side aspect, fully tiled shower cubicle, wall mounted wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling, heated towel rail.

Bedroom Two

17'1 x 10'5 plus depth of wardrobe

Double glazed lead light window to front aspect with estuary views and adjacent door to a south facing balcony, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, extensive range of floor to ceiling wardrobes to the expanse of one wall with sliding doors, radiator.

Bedroom Three

16'1 into bay x 11'8

Double glazed lead light bay window to side aspect with estuary views, carpeted, coved cornice to smooth plastered ceiling, extensive range of floor to ceiling wardrobes to the expanse of one wall with sliding doors, radiator.

Bedroom Four

16'5 x 11'6

Double glazed lead light window to rear aspect, carpeted, range of fitted floor to ceiling wardrobes with sliding doors, additional built in wardrobes, coved cornice to smooth plastered ceiling, radiator.

Bathroom

8'1 x 7'8

Double glazed obscure lead light window to side aspect, panelled corner bath with mixer tap, low level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit and drawers beneath, tiled flooring, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Landing

14'8 < 7'2 x 11'5

Double glazed lead light window to side aspect with estuary views, carpeted, smooth plastered ceiling with access to loft space, radiator. Doors to:



Bedroom Five

18'1" x 15'5" x 14'4" plus depth of wardrobes

Double glazed lead light window to side aspect with estuary views, additional double glazed lead light window to rear, carpeted, range of fitted floor to ceiling wardrobes, built in eaves storage cupboard, smooth plastered ceiling with inset spotlighting, wall mounted air conditioning unit, radiator.

Bedroom Six

15'3" x 14'9"

Double glazed lead light window to front aspect with door leading out onto a wonderful south facing balcony with estuary views, carpeted, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboard, wall mounted air conditioning unit. Door to:

Hobby Room

11'9" x 11'1"

Feature double glazed window to front aspect with estuary views, carpeted, smooth plastered ceiling, two built in storage cupboards, cast iron effect radiator.

Bathroom

7'6" x 7'5"

Double glazed lead light obscure window to side aspect, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity storage beneath, low level WC, fully tiled shower cubicle, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a well maintained rear garden with a small paved patio area with the remainder being laid to lawn with brick retaining wall and inset flower beds. Outside lighting, water tap and side access leading to the front of the property.

Detached Quadrupled Garage

30'6" x 19'9"

With two sets of electronically operated up and over doors, concrete floor with underfloor heating, power and lighting connected, personal door to garden and access to the loft space providing ample storage.

Front Garden

There is an attractive paved patio area to the front, providing a great space for outside dining and entertaining and which enjoys the benefit of some beautiful estuary views. There are also inset flower beds and access to the rear garden.





Property Details

6 Bedrooms
3 Bathrooms
2 Reception Rooms
House - Detached

Approx. sq ft
EPC band: F
Tenure: Freehold
Council Tax Band: G

£2,000,000

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