

Imperial Avenue, Westcliff-On-Sea

Guide Price £1,400,000 - £1,500,000

home.

40 Imperial Avenue

Westcliff-On-Sea
SS0 8NQ

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- Impressive Five Bedroom Detached Character House
- Chalkwell Hall Estate
- South Backing Plot With Wonderful Estuary Views
- Beautiful OpenPlan Kitchen/Breakfast Room With Doors To The Garden
- Fabulous Open Plan Living space with dining, sitting and snug areas
- master suite complete with an en suite shower room & South Facing Balcony
- south backing rear garden with a purpose built garden room
- close proximity to nearby park, seafront and mainline railway station
- within easy reach is Leigh's fashionable Broadway



Interested?

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Home Of Leigh are privileged to offer for sale this impressive five bedroom detached character house, situated in the heart of the Chalkwell Hall Estate on a south backing plot with wonderful views towards the estuary.

The accommodation is cleverly spread out over three floors and comprises; grand entrance hall, ground floor cloakroom, a lounge with feature fireplace, a beautiful open plan kitchen/breakfast room with doors to the garden, a separate utility room/boot room plus a fabulous open plan living space with dining, sitting and snug areas, all of which overlook the rear garden.

The first floor benefits from a spacious family bathroom, four well appointed bedrooms including a guest bedroom with en suite shower room, whilst to the second floor there is a gorgeous master suite complete with an en suite shower room, walk-in closet and a south facing balcony with views towards the estuary.

Externally the property stands on a generous sized plot with a sweeping in and out driveway to the front, allowing off street parking for several vehicles and access to a garage. There is a secluded and well maintained south backing rear garden with a purpose built garden room and a fabulous space for outside dining and entertaining.

Situated on Imperial Avenue in Chalkwell, this stunning period property is within close proximity to local amenities which includes nearby park, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

Accommodation Comprises

The property is approached via original hard wood part glazed entrance door leading to;

Entrance Hall

16'1 x 7'6

A gorgeous entrance hall with coloured lead light window to front aspect with bespoke shutters, parquet wood flooring, feature panelled walls and ceiling, stairs leading to the first floor landing with under stairs storage cupboard, radiator, glazed floor to ceiling doors to kitchen, further doors to:

Ground Floor Cloakroom

5'5 x 3'4

Double glazed obscure window to side aspect, modern white suite comprising; wall mounted wash hand basin, low level WC, half tiled to surrounding walls, tiled flooring, cast iron effect radiator.

Lounge

18'7 into bay x 16'3

A fabulous main reception room with double glazed lead light bay window to front aspect with bespoke fitted plantation shutters, exposed floorboards, feature panelled ceiling, feature fireplace with inset log burner and tiled hearth, twin bespoke fitted alcove storage cupboards with shelving above, radiator.

Kitchen & Breakfast Room

24'10 x 11'1

Double glazed bi folding doors to rear giving access to the garden. The kitchen is beautifully fitted to include a modern sink unit with 'QUOOKER' tap, inset into a range of granite work surfaces with an abundance of cupboards and drawers beneath, ILVE cooker to remain with extractor hood over, further range of matching eye level wall mounted units with concealed lighting beneath, integrated fridge & separate freezer, built-in butlers pantry, integrated dishwasher, bin storage, tiled flooring, vertical radiator, sliding doors giving access to the family room, double glazed door to side.

Open Plan Family Room

20'3 x 17'10

A fabulous room with two clearly defined areas as follows:

Snug

14'1 x 9'9

Double glazed bi folding doors to the rear garden, continuation of WENGE wood flooring, vaulted ceiling with velux windows, picture rail, cast iron effect radiator.

Dining Area

17'9 x 11'4

Double glazed bi folding doors to rear giving access to the garden, reclaimed WENGE wood flooring throughout, picture rail, cast iron effect radiator, open plan to the sitting area and snug.

Sitting Room

13'8 x 12'5

With a continuation of WENGE wood flooring, feature fireplace with tiled hearth and inset log burner with attractive wooden surround, cornice to ceiling, picture rail, cast iron effect radiator. door to utility room.







Utility/Boot Room

12'1 x 8'1

Vaulted ceiling with two Velux windows, butler sink with mixer tap, inset into a range of roll edge work surfaces with cupboards beneath, integrated space for washing machine and dryer, matching eye level wall mounted units, appliance space for fridge/freezer, underfloor heating, door to garage.

First Floor Landing

14'5 x 13'9 max

Double glazed lead light bay window to side aspect, carpeted, stairs leading to the second floor landing, picture rail, doors to:

Bedroom Two

18'6 into bay x 12'9

Double glazed lead light bay window to front aspect with fitted window seat, carpeted, feature cast iron fireplace with wooden surround, range of fitted wardrobes, picture rail, radiator.

Bedroom Three

19'0 < 11'8 x 12'2

Double glazed lead light windows to rear aspect with doors leading to a south backing balcony, carpeted, picture rail, radiator, door to:

Walk-in-Closet

6'4 x 5'7 plus depth of wardrobe

Fully fitted with ample hanging space, additional fitted wardrobes, carpeted.

Bedroom Four

14'2 x 10'11

Double glazed window to rear aspect, carpeted, picture rail, feature fireplace with tiled hearth, radiator, there is an additional area of 7'6 x 2'7 which has a range of fitted floor to ceiling wardrobes, door to en suite.

En-Suite Shower Room

6'6 x4'7

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, half tiled to surrounding walls, radiator.

Bedroom Five

9'4 x 8'1

Double glazed lead light window to front aspect with door to balcony, carpeted, cornice to ceiling, picture rail, radiator.

Bathroom

10'3 x 9'1

Double glazed obscure window to side aspect, modern suite comprising; walk in shower with glass screen, panelled bathroom with mixer tap, wash basin with vanity cupboard, low level WC, tiled flooring, radiator.

Second Floor Landing

6'8 x 5'3

Double glazed lead light window to side aspect, carpeted, built-in eaves storage, radiator, door to:

Master Bedroom
20'6 x 15'10
A gorgeous room with double glazed window and French doors to rear giving access to a south facing balcony, carpeted, built-in bespoke fitted cupboards, double glazed obscure window to side aspect, radiator, door to en suite and walk-in closet.

Walk-in Closet
10'3 x 5'3
Fully fitted with ample hanging space, shelving, carpeted

En-Suite Shower Room
12'2 x 6'1
Double glazed obscure window to side aspect, modern suite comprising; fully tiled walk-in shower, low level WC, twin wash hand basins with mixer tap and vanity cupboards beneath, tiled flooring, heated towel rail.

Externally

Rear Garden
The property benefits from a fabulous south backing rear garden which commences with an attractive paved patio area to the immediate rear, creating a wonderful space for outside dining and entertaining. There is an outside pizza oven and seating area which is covered, the remainder is laid to lawn and enclosed by slatted fencing and established flower and shrub borders. Side access, outside lighting, water tap, access to:

Purpose Built Garden Room
14'2 x 7'6
With double glazed bi folding doors, power and lighting connected.

Front Garden
The front of the property is block paved providing off street parking via an in and out driveway and giving further access to the garage.

Garage
15'1 x 8'10 < 5'11
With double opening doors, power and lighting connected, door to:

Boiler House
7'8 x 2'1
With wall mounted boiler and hot water tank.



















Property Details

5 Bedrooms
3 Bathrooms
3 Reception Rooms
House

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

Guide Price
£1,400,000 - £1,500,000

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