



Mount Avenue, Westcliff-On-Sea  
£1,000,000

home.

# 8 & 10 Mount Avenue

Westcliff-On-Sea  
SS0 8PT



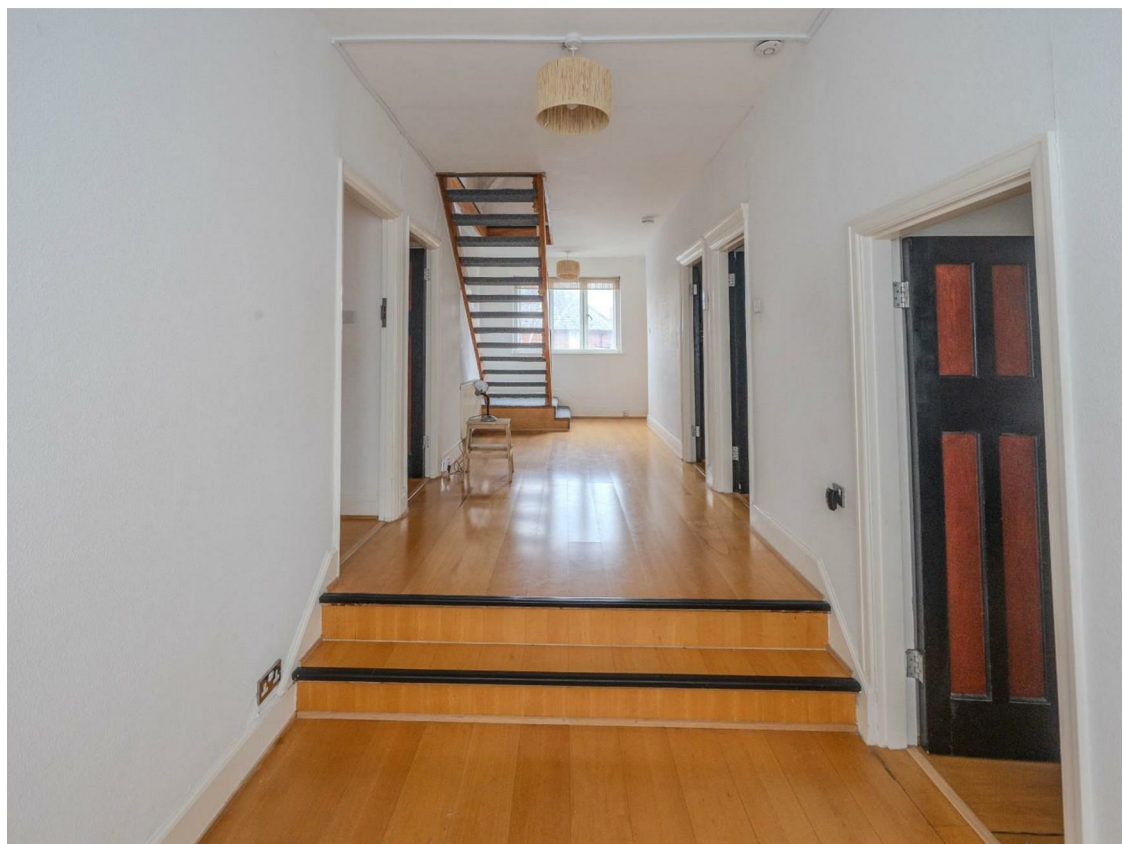
- Prominent Corner Plot Position on Mount Avenue and Parkside
- Exceptional Development And Refurbishment Potential
- Opportunity to Create a Landmark Family Home
- Detached Coach House Offering Additional Versatility
- Close to Chalkwell Seafront Leigh Broadway and Stations
- No onward chain

## Interested?

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

01702 480 033





Home Estate Agents are privileged to offer for sale this substantial detached residence, occupying a prominent corner position on the prestigious Chalkwell Hall Estate at the junction of Mount Avenue and Parkside, offering exceptional development potential in one of the area's most sought-after locations.

The existing house is currently arranged as two separate apartments both of which offer spacious accommodation with excellent scope for refurbishment, extension or redevelopment, making it ideal for developers, investors or families seeking a long-term project in a prime coastal setting. Positioned on a generous plot, this rarely available property presents an exciting opportunity for buyers looking to create a truly outstanding family home or explore further potential, subject to the necessary planning consents.

A particular feature of the property is the detached coach house, providing additional versatility and potential for a variety of future uses. The plot also benefits from off street parking and mature surroundings, enhancing the sense of privacy and exclusivity.

The location is one of the property's strongest assets, positioned within the highly regarded Chalkwell Hall Estate and perfectly placed for access to Chalkwell seafront, Chalkwell Park, Leigh Broadway and excellent transport links including nearby mainline stations.

Opportunities such as this are exceptionally rare, especially within such a prestigious road network, and early viewing is strongly advised to appreciate the scale, position and future potential on offer.



### No 10

The property is approached via porch with private entrance door into:

#### Entrance Hallway

Exposed wooden flooring,

#### Bedroom

13'4 x 10'5

Exposed wooden flooring, skirting, coved cornice, built-in storage and understairs storage cupboard, window.

#### Dining Room

13'4 x 9'4

Exposed wooden flooring, skirting, coved cornice, window and door leading onto the rear garden, Door to:

#### Kitchen

13'4 x 7'0

Tiled flooring, part tiled walls, skirting, worksurfaces, further door and windows to side leading to alley.

#### Bathroom

10'3 x 7'8

Exposed wooden flooring, part tiled walls, skirting, two windows, bath.

#### Bedroom

16'6 x 13'11

Wooden flooring, skirting, bay window to front and further window to side.

#### Bedroom

15'5 x 14'8

Exposed wooden flooring, skirting, turret bay window and two port hole windows, coved cornice.

### No 8

#### Accommodation Comprises

The property is approached via own porch into:

#### Reception Area

Carpeted, door to utility room, stairs leading to the first floor landing

#### Utility Room

12'5 x 7'10

Tiled flooring, window,

#### First Floor Landing

Wood effect laminate flooring, window, stairs rising to the master bedroom. Doors to:

#### Lounge

16'6 x 13'11

Wood effect laminate flooring, large boxed bay window, radiator. Doors through to:

#### Dining Room

16'6 x 14'8

Continuation of wood effect flooring.

### Kitchen

13'4 x 8'8

Wood effect laminate flooring, window, range of base units with complimentary worksurfaes and matching eye level wall mounted units, integrated five ring gas hob, integrated double electric oven, space for appliances, stainless steel sink with drainer and mixer tap.

### Bedroom

13'4 x 10'5

Wood effect laminate flooring, window, wash hand basin, built-in storage, radiator.

### Bathroom

13'4 x 7'8

Wood effect laminate flooring, part tiled walls, spotlighting, large shower enclosure, wash hand basin with storage beneath, WC, bath, window, heated towel rail.

### Second Floor

### Master Bedroom

22'2 x 23'1

Wood effect laminate flooring, Bay window offering estuary views, access to dressing room and bathroom

### Externally

### Rear Garden

Established rear garden and detached garage.

### Agents Notes

The vendors have advised that there is subsidence on the front side of the property. Steps have been taken to rectify this matter and an engineer's report is available to view upon request.

The council tax band is to be determined as one property, but separately they are both band D.





## Property Details

5 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House

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

£1,000,000



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home.



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[homeofleigh.com](http://homeofleigh.com)

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