FOR SALE

Kings Road,
Chalkwell SS0 8PH

Offers In Excess Of £1,000,000 Freehold Council Tax Band - G

1905.00 sq ft

- Four Bedroom Detached Idyllic Family Home
- Desirable Chalkwell Location
- Off-Street Parking And Garage, Eliminating Parking Worries Entirely
- Landscaped Gardens Boasting Large Lawns, Patio, Floral Shrubbery And Playhouse
- Modern Kitchen With Integrated Appliances And Ample Storage
- Boasting Three Reception Rooms
- Versatile Loft Room With Abundant Storage Perfect As Children's Playroom
- Elegant Porch And Statement Entry Steps
- Ideal Coastal Location Close To Seafront, Parks And Train Station
- Open Plan Layout With Cosy Features And Coastal Themes

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

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Description

"SUCH A BEAUTIFUL HOUSE"
An idyllic family home situated in the desirable Chalkwell area, where spacious living meets graceful locality. Bathed in natural light, the open plan layout of this home is made cosy with fireplace features, a charming bay-seat and shutter divides to name a few. A versatile loft room with an abundance of storage makes for ideal use as a dedicated children's playroom or creative retreat.

Outside, the beautifully landscaped front and rear gardens offer a wonderful place for family life activities, featuring a delightful playhouse for your young ones, a large laid to lawn area, patio area for outdoor furniture and beautiful floral shrubbery in the front creating immense kerb appeal, this home is equipped for hosting memorable social events for family and friends. With off street spaces and a garage, worrying about parking becomes a thing of the past here.

Beyond the garden gate, a sun-soaked coastal lifestyle awaits. With Chalkwell Park just behind the home and the seafront close by, this location offers exciting outdoor adventures on your doorstep. Plus with excellent transport links, local schools and amenities just moments away.. It's the perfect backdrop for your next family chapter.

Measurements
Porch
6'9 x 2'8 (2.06m × 0.83m)
Entrance hall
9'8 x 7'7 (2.95m × 2.33m)
Dining room
11'10 x 10'2 (3.63m x 3.10m)
Kitchen
8'11 x 11'3 (2.74m × 3.43m)
Lounge
11'3 x 19'11 (3.45m x 6.09m)
Sunroom
14'6 x 8'7 (4.44m x 2.63m)
WC
6'10 x 2'5 (2.10m × 0.75m)
Bedroom 1
13'3 x 11'7 (4.06m × 3.55m)
Ensuite
10'10 x 7'6 (3.31m x 2.30m)
Bedroom 2
11'1 x 11'9 (3.38m x 3.59m)
Bedroom 3
7'6 x 11'8 (2.31m x 3.57m)
Bedroom 4
7'7 x 8'7 (2.32m x 2.64m)
Bathroom
7'4 x 5'2 (2.24m x 1.60m)
Loft Room
21'0 x 9'7 (6.41m x 2.93m)

Ground Floor
Entering the property through the porch, you instantly feel a sense of serenity, with coastal themed tones and features, a spacious hallway leads to the left into the lounge, with built in media wall and storage. An opening then follows through to the sun room allowing natural light to fill the space, from here there is access to the rear garden patio area via sliding doors. Starting back in the hallway on the right, leads into the dining room, a picturesque area looking out onto the peaceful front garden which produces vibrant pink blooms in the summer time to admire. From here follows into the kitchen, with integrated appliances, plenty of base and wall units for storing your culinary belongings and access to the rear garden. This floor is completed by a W/C with hand crafted coastal wall design, making for a spectacular property feature.

First Floor
The first floor houses all four bedrooms. Starting on the left at the top of the stairs, you'll find the family bathroom, a 3 piece suite, W/C, hand basin built into large vanity unit, and bath with shower overhead. Further on to the left is Bedroom 1, with built in wardrobe storage and 3 piece suite en-suite for extra convenience. Straight ahead is bedroom 4, ideal for a younger child or optional office space depending on your needs. To the right is both bedroom 2 and 3, double bedrooms with built in wardrobe storage. From the spacious landing, a staircase leads up to the loft room.

Second Floor
The second floor completes the property, a large space that is open to interpretation, but in our opinion makes for a perfect play area with endless storage that wraps around the room and great natural light from the large skylights either end.

Exterior
The front of the property creates a heavenly picture, a large laid to lawn area with paved steps allow for manoeuvring around the garden, plus a statement feature being the steps leading up to the front doorway gives the property a grand feel. With an attached garage and driveway parking for several vehicles and gates for extra security, parking here is easy and convenient. Both the front and rear gardens are detailed with mature, well kept shrubbery and florals adding to the already beautiful nature of the property. The rear garden has a generous paved patio area, a perfect space for outdoor furniture to entertain. A large raised laid to lawn area means your children have plentiful space to play with the added bonus of a play house which will remain (see photo). Overall, a substantial plot with blissful features.

Location
Just behind the house, you will find Chalkwell Park, a lovely place to visit for dog walks, also with playgrounds for your children to exercise and enjoy. Being within walking distance to the sea front, coastal amenities and entertainment awaits. Take your children down to enjoy an ice cream and splash around in the sea on a sunny day, or head further up the seafront of the amusement arcades offering bundles of exciting; A joyful opportunity to create lasting memories with your family. With great transport links, a short distance from Chalkwell Train Station, this home location is ticking boxes!

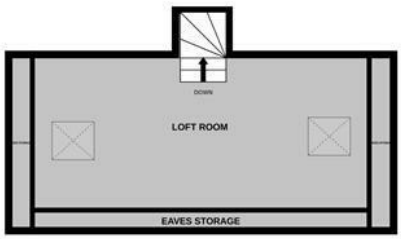
School Catchments
Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

Tenure
Freehold.

GROUND FLOOR

1ST FLOOR

2ND 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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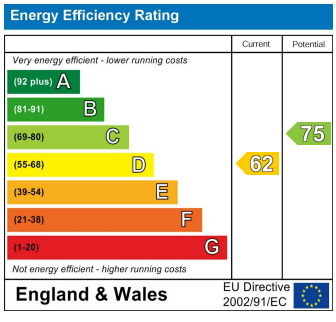

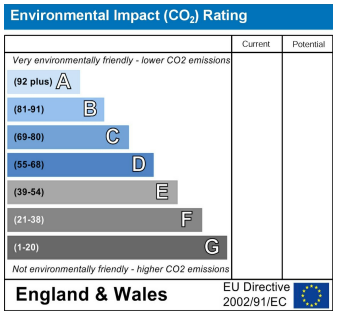

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