



Hall Park Avenue, Chalkwell
£1,050,000

home.

9 Hall Park Avenue

Chalkwell

SS0 8NP



- Incredible Four/Five Bedroom Detached Property
- Cleverly Extended To Provide Beautifully Maintained Living Accommodation
- Stunning Open Plan Living/Dining Room & Luxury Fitted Kitchen/Breakfast Room
- Delightful Views Of The Surrounding Areas Towards The Thames Estuary
- Fabulous West Facing Bedroom With A Juliette Balcony
- Generous Size West Backing Garden With Purpose Built Garden Room
- Off Street Parking For Several Vehicles
- Ideally Located For The Beach, Chalkwell Park & Well Regarded Schools For All Ages
- Short Stroll Of Chalkwell Station

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 Of Leigh are delighted to present this elegant residence and surprisingly spacious four/five bedroom detached property on the highly sought after Chalkwell Hall Estate. A well executed and considered extension provides exquisite interiors, enhanced by a picturesque, west-facing rear garden.

The property benefits from stunning open plan living/dining, featuring striking arched doors leading to the garden. A separate high spec contemporary kitchen/breakfast room with French doors completes the heart of the home. A separate utility/ground floor bathroom, study, snug and ground floor bedrooms, plus a master with en-suite shower room delivers a linear flow to the property.

The first floor comprised of a three piece shower room, three generous double bedrooms and a tranquil west facing Juliette balcony is the perfect spot to relax and seek retreat in delightful Estuary views.

Externally an extensive raised patio area, manicured gardens, purpose built garden room and access to a cellar. The front of the property benefits from parking for several vehicles.

Ideally located for those seeking highly regarded schools, and coastal living, whilst enjoying the scenic Chalkwell Park, beachside activities, a vibrant Broadway and Old town a short stroll away. With close proximity to the station and easy access into London in just under an hour, this is the perfect combination for growing families or young professionals.

Accommodation Comprises

The property is approached via solid wood part glazed entrance door leading to:

Entrance Porch

5'1 x 4'1

With Amtico wood effect Herringbone flooring, smooth plastered ceiling. Glazed door leading to:

Entrance Hall

10'2 x 4'1

With a continuation of Amtico wood effect Herringbone flooring, coved cornice to smooth plastered ceiling with central ceiling rose, dado rail, built-in storage cupboard, vertical radiator, doors to master bedroom, snug and bathroom. Open Plan to:

Lounge & Dining Room

30'8 x 21'1 x 11'4

An incredible room with three featured arched sets of French doors to rear overlooking and leading to the rear garden, continuation of Amtico wood effect Herringbone flooring, coved to smooth plastered ceiling with two central ceiling roses, dado rail, feature marble fireplace with inset log burner and tiled hearth, bespoke fitted cabinetry two both sides with glazed doors and storage cupboards and drawers, three radiators, door to office and kitchen.

Kitchen Breakfast Room

15'11 x 10'10

Feature double glazed arched French doors to rear giving access to the garden and additional double glazed window to side. The kitchen is beautifully fitted to include a stainless steel sink unit with mixer tap inset into a range of granite square edge worksurfaces with an abundance of cupboards and drawers beneath, a range of integrated Miele appliances which include three ovens, coffee machine, warming drawer and dishwasher, further range of matching eye level wall mounted storage cupboards, five ring Miele induction hob with extractor hood above, wine fridge, appliance space for American style fridge freezer, large Format porcelain tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, feature banquette seating breakfast bar.

Master Bedroom

17'5 x 13'6

Double glazed lead light bay window to front aspect with bespoke fitted Plantation shutters, additional double glazed window to front aspect with matching shutters, Amtico wood effect Herringbone flooring, coved to smooth plastered ceiling with inset spotlighting, extensive range of floor to ceiling wardrobes with matching dressing table and bedside tables, radiator. Door to:

En-Suite Shower Room

9'2 x 8'9

Double glazed obscure window to side aspect with bespoke fitted Plantation shutters. Modern four piece suite comprising; fully tiled walk-in shower with hand held shower attachment and Rainfall shower head over, twin wash hand basins with mixer tap inset into a vanity unit with drawers beneath, low level WC, large format porcelain tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Snug/Ground Floor Bedroom

12'10 x 10'5

Double glazed lead light bay window to front aspect with bespoke fitted Plantation shutters, Amtico wood effect Herringbone flooring, coved to smooth plastered ceiling, range of fitted floor to ceiling wardrobes and matching bookcase to opposing wall, radiator.

Ground Floor Bathroom/Utility Room

10'10 x 8'3

Double glazed obscure window to side aspect. Modern three piece suite comprising; jacuzzi bath with mixer tap and hand held shower attachment with feature shower over, low level WC, curved wash hand basin with mixer tap and vanity cupboards beneath, additional worksurface with freestanding sink and mixer tap and appliance space and plumbing beneath for washing machine and tumble





dryer, range of eye level wall mounted units, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, vertical radiator.

Study

10'11 x 9'11

Double glazed window to side aspect, Amtico wood effect Herringbone flooring, stairs leading to the first floor landing, coved to smooth plastered ceiling, bespoke fitted desk with cupboards and drawers beneath, radiator.

First Floor Landing

6'2 x 6'1

Wood flooring, smooth plastered ceiling. Doors to:

Bedroom Two

17'7 x 16'4

Double glazed feature window to rear aspect with central French doors giving access to a Juliet balcony offering views over the rear garden and towards the Thames Estuary, Velux window to side, again with delightful views of the estuary, wood flooring throughout, smooth plastered ceiling with inset spotlighting, range of fitted floor to ceiling sliding door wardrobes and matching desk, radiator.

Bedroom Three

19'6 x 14'11

Three Velux windows to side aspect, wood flooring throughout, feature wood panelling to ceiling with inset spotlighting, bespoke range of fitted desk and storage cupboards with matching floor to ceiling wardrobes, built-in eaves storage cupboards, radiator.

Bedroom Four

14'6 x 13'9

Velux window to rear aspect, wood flooring, smooth plastered ceiling with inset spotlighting, built-in storage eaves cupboard, fitted sliding door wardrobes, radiator.

Shower Room

8'4 x 8'1

Velux window to side aspect. Modern three piece suite comprising; fully tiled walk-in shower with hand held shower attachment and Rainfall shower head over, wash hand basin with mixer tap, low level WC, range of fitted vanity storage cupboards, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a stunning west backing rear garden which commences with an extensive and attractive raised patio area creating a fabulous space for outside dining and entertaining, steps leading down to the remainder of the garden which is neatly laid to lawn with matching pathways and mature flower and shrub borders, all enclosed by screen panelled fencing, access to boiler room with boiler and hot water tank (n/t), outside electric canopy, side access to both sides with access to cellar and gates to the front of the property Access to:

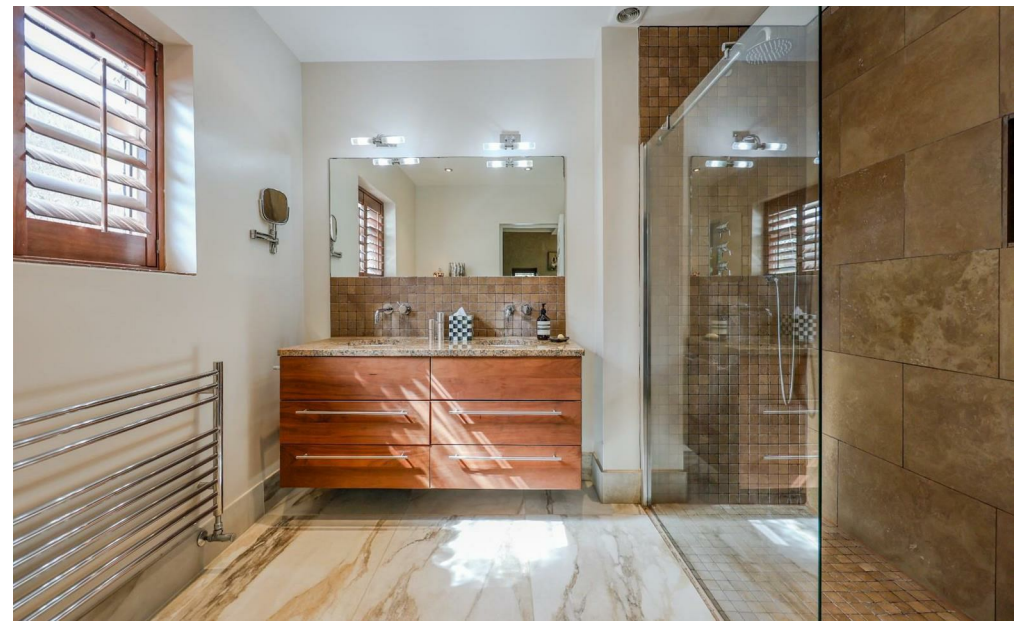
Garden Room

17'8 x 9'10

Purpose built garden room with double glazed windows and French doors, wood flooring, smooth plastered ceiling with inset spotlighting, electric radiator.

Front Garden:

The front of the property is mainly paved providing off street parking for several vehicles with a brick retaining wall.











Property Details

4 Bedrooms
3 Bathrooms
3 Reception Rooms
House - Detached

Approx. 2442.00 sq ft
EPC band: C
Tenure: Freehold
Council Tax Band: F

£1,050,000

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TOTAL FLOOR AREA: 2442 sq.ft. approx.
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home.



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