



# FOR SALE

**Chalkwell Esplanade,  
Chalkwell, SS0 8JJ**

Asking Price £1,195,000 Freehold Council Tax Band - F

4 3 1 1991.32 sq ft

- Exceptional Coastal Home With Panoramic Sea Views
- Four Double Bedrooms Including Two With En-suites
- Stunning Expansive Open Plan Living Area With Folding Glass Doors
- Two Large South Facing Balconies With Glass Balustrades
- High End Kitchen With Luxury Integrated Appliances
- Driveway Parking For Multiple Vehicles
- Versatile Garage And Leisure Space With Sauna
- Easy Walking Distance To Chalkwell Train Station
- Log Burning Fire Creating A Contemporary Yet Cosy Atmosphere
- Near By To Restaurants, Cafes, Chalkwell Park And Excellent Schools

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

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## Description

This home is a masterclass in contemporary coastal living, combining versatile spaces, luxurious finishes and breath-taking sea views throughout, which the current owner has had the pleasure of for the last 25 years. From the flexible ground-floor garage and leisure areas to the sun-soaked open-plan living space and indulgent top floor bedroom suite, every level has been thoughtfully designed to enhance lifestyle, comfort and connection to the surrounding seascape.

Striking architecture and effortless kerb appeal define the exterior. The paved driveway offers parking for multiple vehicles, while balconies with glass balustrades and clean modern lines reflect the home's coastal elegance. Every detail contributes to a property that feels both distinctive and perfectly at home within its seaside surroundings.

Set just a stone's throw from Chalkwell Beach, this location offers an unrivalled blend of tranquillity and convenience. From coastal walks and beach days to excellent transport links, green spaces and vibrant nearby amenities, this is a place where everyday life feels enriched, relaxed and endlessly enjoyable.





## Measurements

Ground Floor W/C  
8'2" x 6'7" (2.49m x 2.01m)  
Open Plan Lounge/Kitchen/Diner  
37'7" x 16'4" (11.46m x 4.98m)  
First Floor W.C  
3'10" x 3'8" (1.17m x 1.12m)  
Utility Room  
5'0" x 3'8" (1.52m x 1.12m)  
Bedroom One  
23'6" x 13'1" (7.16m x 3.99m)  
Walk In Wardrobe  
6'11" x 3'10 (2.11m x 1.17m)  
Ensuite To Bedroom One  
5'6" x 9'3" (1.68m x 2.82m)  
Bedroom Two  
12'4" x 15'8" (3.76m x 4.78m)  
Bedroom Three  
9'2" x 13'4" (2.79m x 4.06m)  
Ensuite To Bedroom Three  
4'4" x 9'1" (1.32m x 2.77m)  
Bedroom Four  
11'9" x 9'4" (3.58m x 2.84m)  
Bathroom  
10'5" x 9'7" (3.18m x 2.92m)

## Ground Floor

This impressive home welcomes you through a sheltered porch into a generous entrance hallway, where stairs rise elegantly to the upper floors. Straight ahead sits a sleek, modern ground floor w/c, designed with a built-in storage cupboard, converted from a shower, but retaining original pipework – easy to revert back, an ideal scenario for rinsing off after a day at the beach before heading upstairs to the main living areas. To the right, a door opens into a substantial garage space, complete with a sauna room for indulgent relaxation. Beyond, a second garage area offers further flexibility, both rooms benefiting from wide glass doors for effortless manoeuvring of vehicles, motorbikes or sporting equipment. There is excellent potential to remove the central dividing wall, transforming the area into one expansive garage or an impressive games, leisure or activity space.

## First Floor

The heart of the home unfolds on the first floor, where a breathtaking open-plan lounge, kitchen and dining area is framed by uninterrupted panoramic sea views. Folding doors open the space entirely onto a south-facing balcony, bordered by glass balustrades and laid with artificial grass that allow the coastal scenery to take centre stage. Sunlight pours in throughout the day, while electric canopies offer shade when desired. The lounge is complimented by ambient lighting and anchored by a contemporary log-burning fire, adding warmth and elegance. The sleek kitchen features high-end integrated appliances, a breakfast bar and an abundance of natural light from the striking skylight overhead. This level is completed by a separate utility room and an additional w/c for convenience.

## Second Floor

Ascending to the second floor, the accommodation continues to

impress. Bedroom three is a comfortable double room with a modern three-piece en-suite, making it ideal for a teenager or guest suite. Further along the landing lies bedroom four, another double room currently used as an art studio, enjoying inspiring sea views. Adjacent is bedroom two, a spacious and serene double with large sliding glass doors framing spectacular coastal outlooks. Completing the floor is a beautifully styled family bathroom, featuring a large walk-in shower, dual sinks and w/c, finished in a fresh, calming palette of green and natural tones.

## Third Floor

Crowning the home is the show-stopping first bedroom – a sanctuary designed for both luxury and tranquillity. This expansive bedroom opens onto its own private balcony, finished with artificial grass, creating a perfect retreat to unwind while soaking in the coastal masterpiece ahead. A walk-in wardrobe offers effortless storage, while the en-suite bathroom adds everyday convenience. Electric blinds elevate the experience further, allowing you to wake to spectacular sunrise sea views at the touch of a button – a daily reminder that this is a home where life feels like a holiday.

## Exterior

Architecturally striking and wonderfully unique, the property boasts immediate kerb appeal with its contemporary design. The paved driveway provides parking for multiple vehicles, ensuring practicality without compromising on style. Every element of the exterior complements the home's bold yet elegant presence within its seaside setting.

## Location

Perfectly positioned just a stone throw from the beaches of Chalkwell, this home offers the ultimate coastal lifestyle. Cafés, ice-cream shops and sandy shores are on your doorstep, ideal for family days out, dog walks or scenic coastal runs. Chalkwell train station is within easy walking distance, offering swift connections into London. Leigh Broadway is a short drive and pleasant walk away along the beachfront, renowned for its vibrant dining and boutique shopping, while nearby Chalkwell Park provides a picturesque escape with gardens, tennis courts and open green space. This location truly feels like paradise.

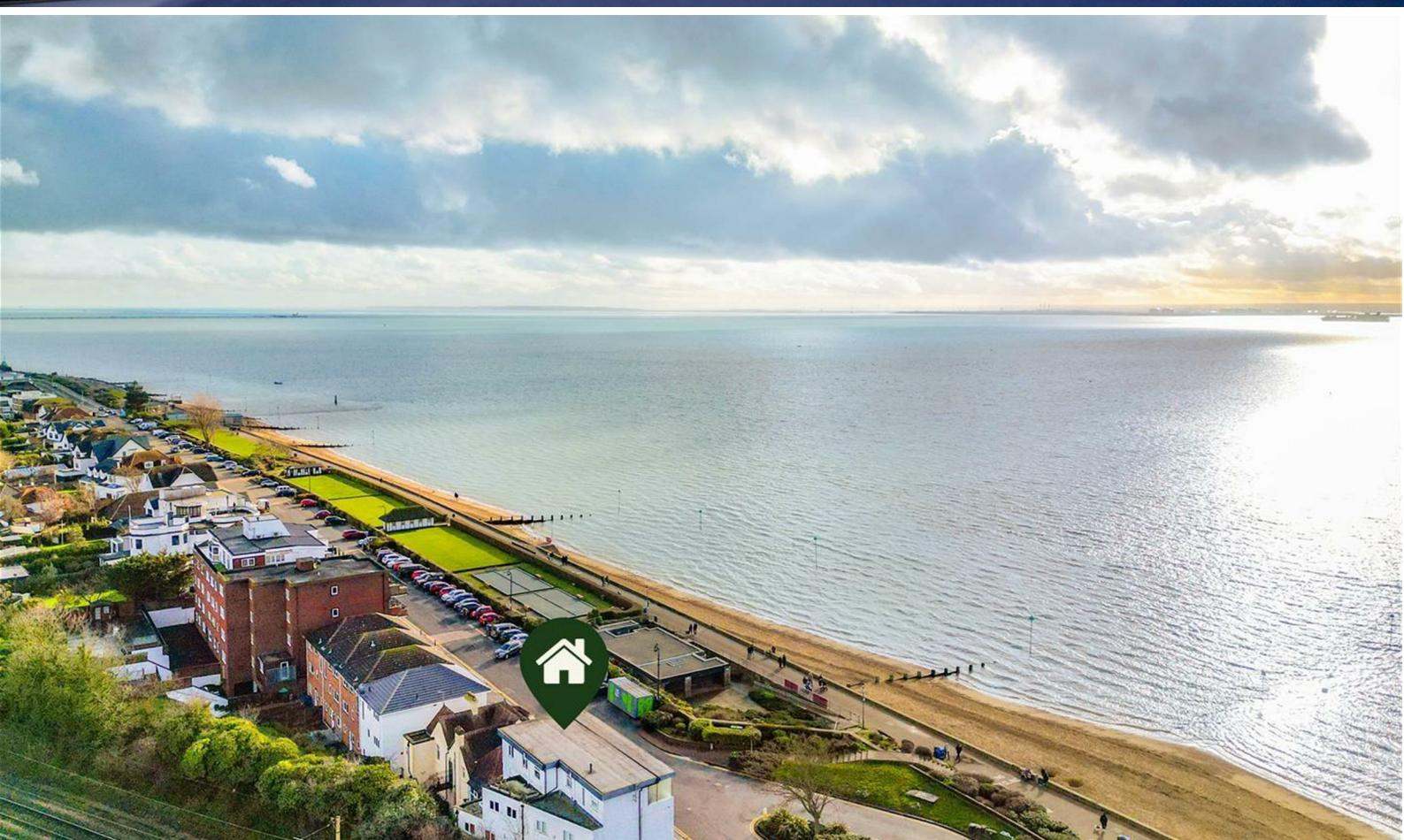
## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy  
Grammar Schools In The Area:  
Westcliff High School For Girls/Boys  
Southend High School For Girls/Boys  
St Thomas More high School

## Tenure

Freehold.







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.



Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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