



# FOR SALE

## Esplanade Gardens, Chalkwell SS0 8JP

Guide Price £1,250,000 Freehold Council Tax Band - G

4  3  3  2432.64 sq ft

- Exquisite Four/Five Bedroom Detached House In Immaculate Condition
- Expansive Kitchen/Breakfast Room With High-End Integrated Appliances
- Bright And Airy Living Room With Feature Window Alcove And Folding Doors
- Luxurious First Bedroom With Walk-In Dressing Room
- Elegant Panelled Dining Room Perfect For Formal Entertaining
- Secure Gated Driveway With Entry System
- Spacious Top Floor Bedroom With En-Suite
- Serene Main Bathroom With Freestanding Bath And Walk-In Shower
- Moments From The Beach
- Prestigious Chalkwell Location Near Great Schools And Train Station

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

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## Description

\*GUIDE PRICE £1,250,000 - £1,300,000\* NO ONWARD CHAIN \*

This is a four/five bedroom home that blends luxury and class in every detail. From the striking staircase to the high-spec kitchen and statement bathrooms, every room has been carefully curated with timeless style and comfort in mind. Expansive living spaces, elegant panelled finishes, and bespoke features like walk-in wardrobes and spa-like en-suites make this a truly standout residence.

The exterior of the home is both secure and stylish, featuring an electronic gated entrance, a generous paved driveway, and an immaculate façade. The rear garden is perfectly set up for entertaining with smart, low-maintenance design that includes artificial grass and paved zones for seating and dining—ideal for both sunny summer days and evening gatherings under the stars.

Situated in the prestigious Chalkwell Hall Estate, just moments from the seafront and within walking distance to top schools and excellent transport links, this location is second to none. Whether commuting into the city or enjoying everything the local community offers, this address offers the best of lifestyle and convenience.





## Measurements

Porch  
2.62m x 1.24m (8'7 x 4'1)  
Entrance Hall  
3.68m x 2.77m (12'1 x 9'1)  
W/C  
1.75m x 0.76m (5'9 x 2'6)  
Living Room  
6.32m (max) x 5.82m (20'9 (max) x 19'1)  
Dining Room  
4.93m x 2.72m (16'2 x 8'11)  
Kitchen/Breakfast Room  
10.01m x 3.07m (32'10 x 10'1)  
First Floor Landing  
5.61m x 2.64m (18'5 x 8'8)  
Bedroom 1  
5.84m x 4.78m (19'2 x 15'8)  
Dressing Room  
3.78m x 3.10m (12'5 x 10'2)  
En-Suite  
2.82m x 1.70m (9'3 x 5'7)  
Bedroom 2  
3.20m x 3.02m (10'6 x 9'11)  
Bedroom 3  
3.48m x 3.07m (11'5 x 10'1)  
Bathroom  
3.18m x 2.97m (10'5 x 9'9)  
Second Floor Landing  
3.94m x 2.29m (12'11 x 7'6)  
Bedroom 4  
5.64m x 5.08m (max) (18'6 x 16'8 (max))  
En-Suite  
2.79m x 1.55m (9'2 x 5'1)

## Ground Floor

From the moment you step through the separate porch and into the welcoming entrance hall, this home sets a tone of refined sophistication. The beautifully crafted staircase stands as a central feature, leading the eye upward while offering a glimpse of the elegance to come. To the right, the expansive kitchen/breakfast room impresses with high-spec finishes, integrated appliances, and atmospheric downlighting, ideal for both family meals and entertaining. There's ample room for a dining table, while the sleek folding doors open directly to the rear garden, seamlessly blending indoor and outdoor living. Straight ahead lies the formal living room, a generous space bathed in natural light thanks to the window-lined alcove and more folding doors to the garden. This space flows beautifully into the separate, panelled dining room—an exquisite setting for hosting dinners, with wall detailing that adds cohesion throughout the home.

## First Floor

Ascend the elegant staircase to a wide landing where quality and style continue to unfold. Bedroom one is truly grand in scale, with a unique arched walkway leading to a walk-in dressing room, a luxurious touch that exudes boutique flair. Step out onto the private balcony overlooking the landscaped garden, the perfect spot for a morning coffee or a glass of champagne at dusk. The en-suite has a

standout design, fully tiled in a modern jade green marbling, a large walk-in shower, a sleek vanity unit, and contemporary W/C, offering a spa-like retreat. Two further double bedrooms grace this floor, both front-facing, one enhanced by built-in wardrobes. A separate family bathroom serves these rooms, fully tiled in neutral white marble with a freestanding bath, walk-in shower, floating vanity, and W/C—a peaceful space designed for indulgence and comfort.

## Second Floor

The second floor hosts a spacious fourth bedroom, illuminated by velux windows that frame the sky and welcome in the daylight. Generously sized, this room provides flexibility for guests, teenagers, or even as a home office away from the rest of the home. A private en-suite shower room adds to the appeal, ensuring convenience and privacy are never compromised. Large storage cupboards are accessed on the second floor landing for keeping your space neat and tidy. Overall this home is spacious, classy and oozes modern yet timeless design, which in our opinion, needs not a thing changing.

## Exterior

This property's exterior matches the home's interior in both elegance and functionality. Secure and stylish, an electronic gated entrance provides access to a spacious paved driveway with room for multiple vehicles. A secure entry system, accessible from within the home or remotely, ensures peace of mind and added security. The home's crisp monochrome façade offers instant curb appeal, while the rear garden is an entertainer's dream. With low-maintenance artificial grass and paved areas ideal for outdoor furniture, BBQs, and summer gatherings, this garden is designed for maximum enjoyment with minimal upkeep.

## Location

Positioned in the desirable Chalkwell Hall Estate, this home benefits from a peaceful residential setting just moments from the beautiful Estuary front. The area is perfectly situated for families and professionals alike, falling within the catchment of the highly regarded Chalkwell School and close to the Westcliff High Schools and Southend High. Commuters will love the proximity to Chalkwell Station, providing easy access into London, while Southend Airport is just a short drive away, offering effortless links to numerous European destinations. The beach is just a short walk away for enjoying coastal amenities with your family, grab an ice cream and enjoy peaceful walks along the sand. Green spaces are nearby along the Ridgeway and Chalkwell Park for picturesque dog walks. This is coastal city living at its finest.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

Other nearby schools:

Grammar Schools:

Southend High School For Boys/Girls

Westcliff High School For Boys/Girls

Catholic Schools:

St Thomas More High School

St Bernard's High School

## Tenure

Freehold

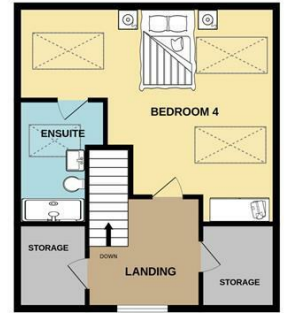
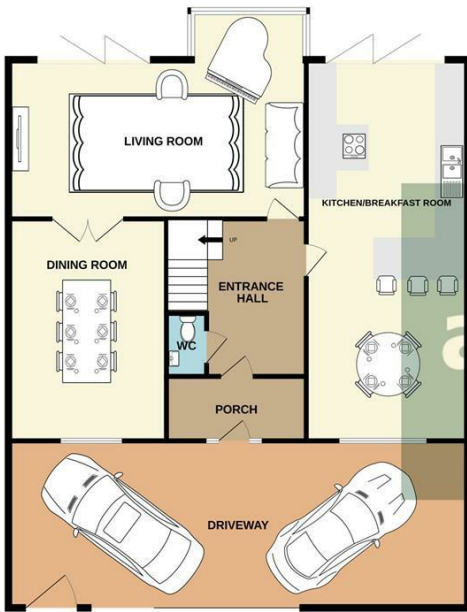




GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	80


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			
England & Wales	EU Directive 2002/91/EC		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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