



75 Chalkwell Esplanade, Westcliff-on-Sea, SS0 8JH

Home Of Leigh are privileged to offer for sale this beautiful six bedroom marine front residence, situated in the sought after cul-de-sac end of "Chalkwell Esplanade" and boasting fabulous estuary views along with a private rear garden and garaging for up to four cars with additional storage above.

This impressive family home boasts over 3,300 sq ft of accommodation spread out over three entire floors comprising to the ground floor; a large and grand entrance hall, guest cloakroom, a wonderful south facing formal living and dining room with access to a south facing terrace, a separate study, further sitting room plus a gorgeous open plan kitchen & family room with a separate utility room.

To the first floor there is a spacious landing with stairs leading to the second floor, four large double bedrooms - the two largest having access to a south facing balcony and one with an en suite shower room, plus a family bathroom. To the second floor there are two further double bedrooms, a fabulous balcony with estuary views and an additional bathroom.

Externally this period home sits proudly on a corner plot with well maintained gardens to the front with a wonderful terrace, creating the perfect space for outside dining and entertaining, whilst to the rear there is a secluded rear garden giving access to a four car garage with additional storage above and further off street parking.

This marvellous detached family home boasts fantastic positioning for nearby amenities which includes the seafront, beaches and mainline railway station - serving London Fenchurch Street for commuters. Also within close proximity is Leigh-on-Sea's fashionable Broadway, Old Town, and its array of bars, cafés, restaurants and popular boutiques.



#### Accommodation Comprises

Part glazed entrance door leading to:

#### Entrance Hall 17'4 x 10'9

A very grand and welcoming entrance hall with double glazed lead light obscure coloured windows to side aspect, wood flooring throughout, coved cornice to smooth plastered ceiling with inset spotlighting, stairs leading to the first floor accommodation with understairs storage cupboard, two radiators, doors to accommodation off.

#### Ground Floor Cloakroom 9'1 x 3'1

Double glazed lead light obscure window to side aspect, modern suite comprising low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, smooth plastered ceiling, heated towel rail.

#### Formal Living Room 26'5 x 22'1 < 16'1

A fabulous south facing main reception room which is split into two clearly defined areas as follows:

and adjacent door leading out onto a sunny south facing terrace, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, underfloor heating.

#### Dining Room 16'1 x 12'9

Double glazed lead light window to front aspect, carpeted, coved to smooth plastered ceiling with inset spotlighting, additional double glazed lead light window to side, underfloor heating.

#### Study 12'1 x 6'7

Double glazed lead light window to side aspect, wood flooring, smooth plastered ceiling, range of fitted floor to ceiling book shelves, radiator.

#### Sitting Room 13'1 x 12'5

Double glazed lead light window to side aspect, wood flooring, coved cornice to smooth plastered ceiling with inset spotlighting, radiator.





### Open Plan Kitchen & Family Room 24'4 x 16'1

A fabulous open plan kitchen with two clearly defined areas as follows:

#### Kitchen Area 14'1 x 14'1

Double glazed lead light bay window to side aspect with estuary views. The kitchen is fitted to include a range of worksurfaces with an abundance of cupboards and drawers beneath, matching eye level wall mounted units, built in five ring gas hob with extractor hood above, further integrated eye level microwave oven, integrated double oven, appliance space and plumbing for fridge freezer, central island with matching worktops and cupboards beneath with an inset sink unit with mixer tap, dishwasher and stool seating around. Open plan to:

#### Snug 16'1 x 10'5

Double glazed lead light bay window to side aspect, further double glazed bi-folding doors to rear giving access to the garden, wood flooring, coved to



smooth plastered ceiling with feature roof lantern, underfloor heating. Door to:

#### Utility Room 10'1 x 8'9

Double glazed French doors to rear aspect, stainless steel double drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards beneath, appliance space and plumbing for washing machine and separate dryer, concealed boiler (n/t), matching eye level wall mounted units, built in electric hob and extractor hood, integrated full height freezer.

#### First Floor Landing 17'4 x 10'1

A spacious landing area with stairs leading to the second floor accommodation, double glazed lead light obscure coloured window to side aspect, double glazed lead light window to front with estuary views, carpeted, coved cornice to smooth plastered ceiling, radiator. Doors to:

#### Bedroom One 23'1 into bay x 10'8 plus depth of wardrobes

Double glazed lead light bay window to front aspect with estuary views and adjacent door to balcony, carpeted, coved to smooth plastered ceiling with inset spotlighting, extensive range of floor to ceiling wardrobes to the expanse of one wall with sliding doors, two radiators. Door to:

#### En-Suite Shower Room 8'1 x 2'7

Double glazed lead light obscure window to side aspect, fully tiled shower cubicle, wall mounted wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling, heated towel rail.

#### Bedroom Two 17'1 x 10'5 plus depth of wardrobe

Double glazed lead light window to front aspect with estuary views and adjacent door to a south facing balcony, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, extensive range of floor to ceiling wardrobes to the expanse of one wall with sliding doors, radiator.

#### Bedroom Three 16'1 into bay x 11'8

Double glazed lead light bay window to side aspect with estuary views, carpeted, coved cornice to smooth plastered ceiling, extensive range of floor to ceiling wardrobes to the expanse of one wall with sliding doors, radiator.

#### Bedroom Four 16'5 x 11'6

Double glazed lead light window to rear aspect, carpeted, range of fitted floor to ceiling wardrobes with sliding doors, additional built in wardrobes, coved cornice to smooth plastered ceiling, radiator.

#### Bathroom 8'1 x 7'8

Double glazed obscure lead light window to side aspect, panelled corner bath with mixer tap, low level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit and drawers beneath, tiled flooring, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Second Floor Landing 14'8 < 7'2 x 11'5

Double glazed lead light window to side aspect with estuary views, carpeted, smooth plastered ceiling with access to loft space, radiator. Doors to:

#### Bedroom Five 18'1 x 15'5 x 14'4 plus depth of wardrobes

Double glazed lead light window to side aspect with estuary views, additional double glazed lead light window to rear, carpeted, range of fitted floor to ceiling wardrobes, built in eaves storage cupboard, smooth plastered ceiling with inset spotlighting, radiator.

#### Bedroom Six 15'3 x 14'9

Double glazed lead light window to front aspect with door leading out onto a wonderful south facing balcony with estuary views, carpeted, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboard, wall mounted air conditioning unit. Door to:

#### Hobby Room 11'9 x 11'1

Feature double glazed window to front aspect with estuary views, carpeted, smooth plastered ceiling, two built in storage cupboards, cast iron effect radiator.

#### Bathroom 7'6 x 7'5

Double glazed lead light obscure window to side aspect, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity storage beneath, low level WC, fully tiled shower cubicle, fully tiled to surrounding walls, tiled flooring, heated towel rail.

#### Externally

##### Rear Garden

The property benefits from a well maintained rear garden with a small paved patio area with the remainder being laid to lawn with brick retaining wall and inset flower beds. Outside lighting, water tap and side access leading to the front of the property.

##### Detached Quadupled Garage 30'6 x 19'9

With two sets of electronically operated up and over doors, power and lighting connected, personal door to garden and access to the loft space providing ample storage.

##### Front Garden

There is an attractive paved patio area to the front, providing a great space for outside dining and entertaining and which enjoys the benefit of some beautiful estuary views. There are also inset flower beds and access to the rear garden.







MANY PEOPLE HAVE EATEN  
IN THIS KITCHEN  
and  
LOVED IT SO MUCH















Made with Metropix ©2025



## Offers Over £2,000,000 Freehold

HOME - The Estate Agent of Leigh

The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling.