



\* £300,000 - £325,000 \* LOCATED WITHIN A FULLY DETACHED CHARACTER BUILDING THAT PROUDLY STANDS ON A SECLUDED PLOT \* LONG LEASE \* NO ONWARD CHAIN \* This beautifully presented two bedroom period property is in a prime location, sitting opposite Chalkwell Park and being a stone's throw from Chalkwell mainline station. Useful local amenities and major bus routes that the London road and Leigh Broadway have to offer are only a short walk away too, not forgetting Chalkwell Esplanade and the seafront. This historic building has a beautiful design and front garden, which secludes it from the roadside. Upon entering through the grand doors, you will find this apartments own front door on the first floor. Opening to a 35ft long hallway with 10ft ceilings and leadlight windows above the doorways, the wonderfully light master bedroom will be the first room you find. The next room is the spacious lounge complete with a fireplace and a large bay window. The hallway opens up where it meets the utility space, where there is room for a chest or bureau and there is a subtle fire escape door leading onto an outside landing. The utility area has space to house a tumble dryer or additional appliance and there is plenty of cupboard space. To the right, the second bedroom and in front of you is an opening into the kitchen equipped with underfloor heating. There are two windows letting in plenty of natural light and a doorway leading into the modern walk-in-shower room (also with underfloor heating). For schooling, Chalkwell Hall and Belfairs Academy are both within the catchment area, while the grammar schools of Southend are also nearby.

- Stunning Traditional Building on Secluded Plot
- Two Double Bedrooms
- Modern Kitchen with Separate Utility
- Short Walk to the Chalkwell Station and the Beachfront
- Leigh Broadways Shopping Facilities Nearby
- First Floor Flat with a huge loft space
- Impressive Lounge Diner
- Contemporary Shower Room
- On Doorstep to Chalkwell Park
- Easy Access to A13 and A127

## 46 Chalkwell Avenue

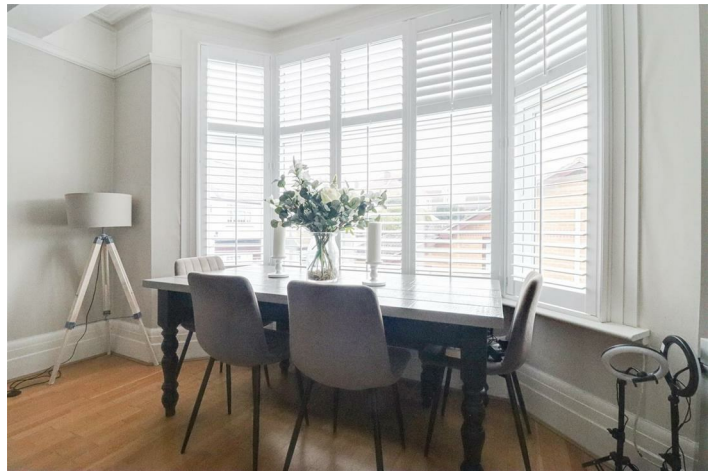
Westcliff-on-Sea

**£300,000**

Guide Price



# 46 Chalkwell Avenue



## Private Entrance Hall

35 x 3'1

10 foot ceilings with original cornice, dado rail, skirting, double radiator and herringbone flooring.

## Lounge-Diner

18 x 14

UPVC double glazed bay-fronted window with bespoke shutter blinds, feature fireplace, radiator, original cornice, skirting and wooden flooring.

## Bedroom One

13 x 9'1

UPVC double glazed sash window to front aspect, original cornice, picture rail, skirting, radiator and carpet.

## Bedroom Two

9 x 6'1

UPVC double glazed sash window to front aspect, radiator, skirting and carpet.

## Kitchen

10 x 8

UPVC double glazed sash window to side aspect, both wall-mounted a base level white gloss kitchen units comprising; space for washing machine, integrated oven and hob, sink and drainer with mixer tap and a tiled splashback, wood effect tiled flooring with underfloor heating.

## Shower Room

8 x 4

UPVC double glazed obscured sash window to side aspect, shower cubicle, low-level w/c,

wall-mounted washbasin with chrome mixer tap, floor to ceiling wall tiles and wood effect tiled flooring with underfloor heating.

## Utility Room

8'1 x 6

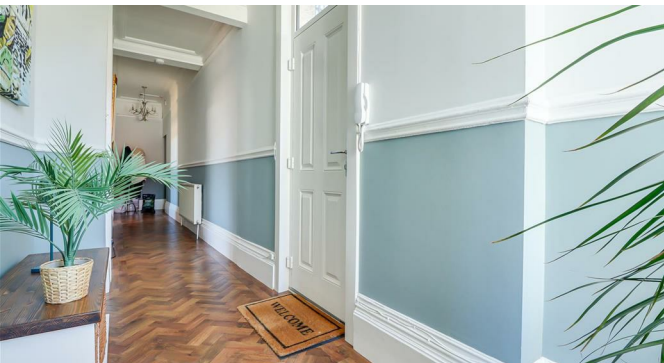
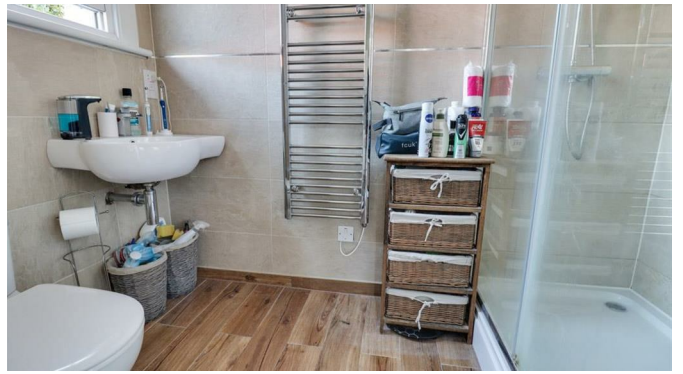
Large white gloss kitchen cupboard, worktop with space for appliance underneath, skirting and herringbone flooring.

## Storage

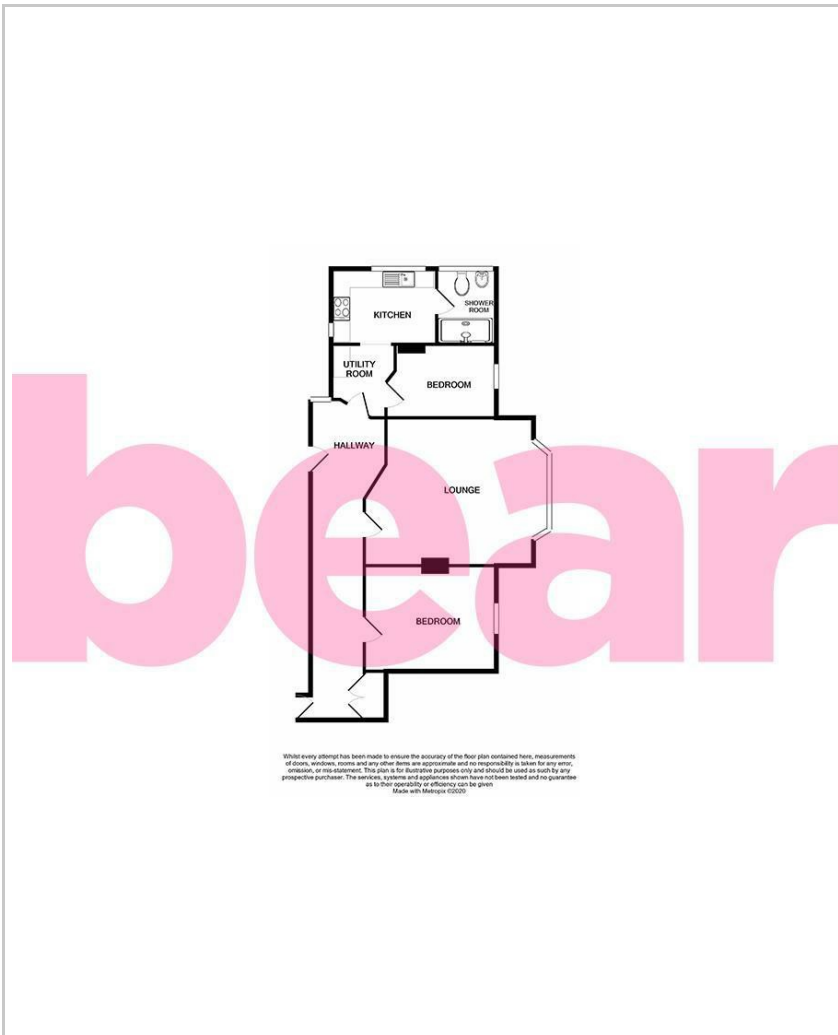
There is a huge amount of loft area which is accessed via a pull down ladder offering ample storage.

## Agents Notes

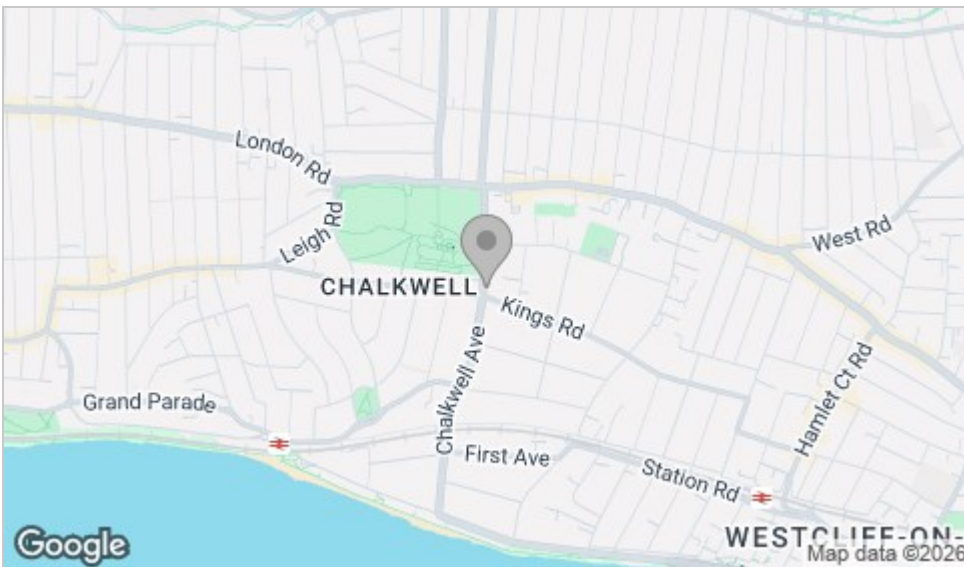
In accordance with the Estate Agency Act 1979, Section 21, we confirm that the vendor is a 'connected person' to an employee of Bear Estate Agents.



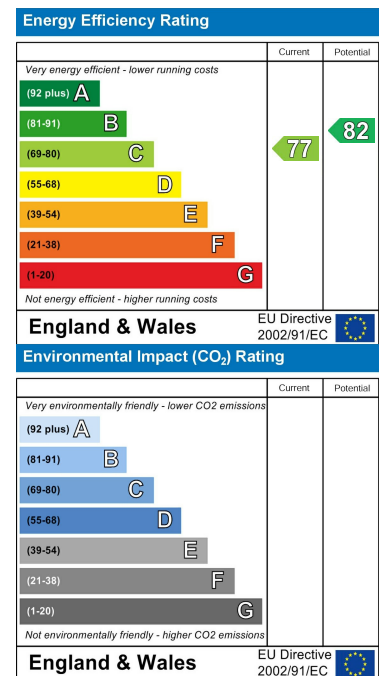
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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