



# FOR SALE

## Chalkwell Avenue, Chalkwell SS0 8NL

Offers In Excess Of £1,000,000 Freehold Council Tax Band - F

1755.00 sq ft

- Stunning Character Property
- Four Bedrooms
- Four Reception Rooms
- Off Street Parking For Six Vehicles
- Large Workshop/Garage
- West Backing Garden
- Chalkwell Hall Location
- Close To The Main Line Station
- Only A Short Walk To Chalkwell Beach
- Potential To Extend With Correct Planning

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

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## Description

DO YOU WANT TO LIVE ON ONE OF CHALKWELL'S MOST DESIRABLE ROADS?

When you walk down the driveway to this four bedroom, four reception room family home, you will undoubtedly feel the character straight away and when you enter the front door, you will get a true feel of warmth and relaxation.

There are many bonus aspects for this stunning period property which include, a large west backing garden, a garage/workshop which can hold three vehicles, two rooms to chill out in, either

with the family or on your own, a dining room which looks directly out to the garden, a large kitchen breakfast room, four generous bedrooms, a family bathroom and ground floor w/c.

Sounds great doesn't it! But what if we said that with correct planning, this already great sized family home could be turned into an even larger property with space to the rear and to the roof.

Finally... Being situated on one of the most popular roads in Chalkwell with the Beach at one end and the station round the corner, you must come along and see it for yourself.





## Measurements

Entrance Hall - 12'0 x 11'8 (3.66m x 3.58m)

Lounge - 17'7 x 13'6 (5.36m x 4.14m)

Living Room - 22'8 x 16'7 furthest points  
(6.92m x 5.08m furthest points)

Kitchen/Breakfast Room - 28'7 x 13'0  
furthest points (8.73m x 4.00m furthest  
points)

Bedroom 1 - 17'6 x 13'4 (5.35m x 4.07m)

Bedroom 2 - 14'10 x 10'4 (4.54m x 3.16m)

Bedroom 3 - 11'6 x 8'6 (3.52m x 2.61m)

Bedroom 4 - 7'0 x 7'2 furthest points  
(2.13m x 2.19m)

Bathroom - 11'5 x 5'11 furthest points  
(3.49m x 1.81m)

## Ground Floor

Upon entering this beautiful period property, you are greeted by a warm and welcoming entrance hall with fantastic features and doors leading through to four ground floor reception rooms, kitchen and w/c. The garden can be accessed via bi-folding doors from both the kitchen and dining room. The lounge offers a quiet get away with a working fireplace and large floor to ceiling folding doors which open up through to the living room and opens further out into the dining room. There is also a ground floor w/c for convenience.

## First Floor

The landing offers plenty of light from the stained glass window over the stairs and offers accommodation from front to back, including a family bathroom comprising a three piece suite, three generous bedrooms and a main bedroom to take your breath away with a beautiful bay window to the front and feature fireplace. The third bedroom provides access to a west backing roof terrace (which needs balustrades completing) which looks over the secluded and quiet rear garden.

## Exterior

Once you step out into the large west backing garden, you will find a raised decked area with plunge pool, access to a large garage/workshop which can hold upto three vehicles with further parking in front, and a shed to the rear. Walking down the garden and looking back at the house, you get a true feel of what the garden and the house has to offer. The front aspect offers off street parking for six vehicles which is great for growing families.

## Location

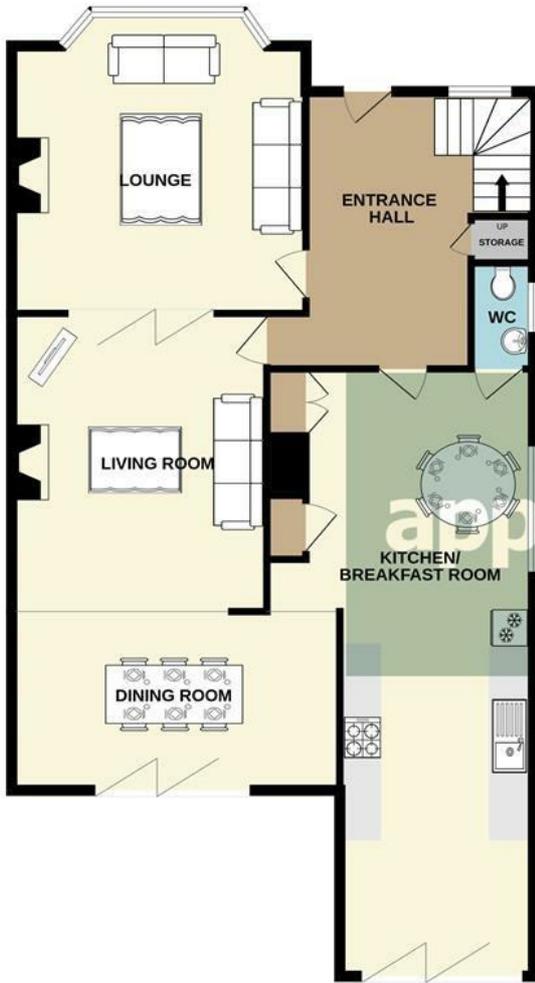
Situated on the Chalkwell Hall Estate and being on one of the most popular roads in Chalkwell, this family home is in close proximity to Chalkwell mainline station, beach and only a short walk to Leigh Broadway and local bars, restaurants, schools and shops.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy







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		74

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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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)