



FOR SALE

Imperial Avenue, Chalkwell SS0 8NQ

£350,000 Leasehold

- Ground Floor Apartment Opportunity
- Planning Permission Granted
- Beautiful Character Building
- Chalkwell Hall Estate
- 4+ Off Street Parking Spaces
- Original Character Features
- Stunning Large Rooms
- 10ft High Ceilings
- Feature Fireplaces
- Own Front Entrance

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

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Description

Conversion opportunity! Calling all investors and renovators – don't miss out on this wonderful opportunity to purchase a substantial property in Westcliff with permission passed to be converted to a ground floor apartment. Plans can be seen to convert to a 1 or 2 bedroom flat. Including frontage with 4 off street parking spaces. The property has beautiful original features throughout and would make a wonderful residence. Currently used as an eye specialist practice the

property consists of a private front entrance with storm porch leading into a grand reception hallway with bay window and fireplace. There is a stunning front room with large windows and original features, a second substantial reception room to side and galley kitchen leading through to utility area and WC. Long lease. Viewing of this amazing historical property is highly advised.

External

The property is a large detached building situated in Imperial Avenue, Chalkwell which has been converted into a number of apartments. This apartment is on the ground floor currently set up as an eye specialist practice. The front area is paved with mature shrubbery and has off street parking for 4+ cars which is for sole use of the apartment. Planning has been granted to revert to a residential property.

Entrance

The property has its own private entrance to the front of the building with covered storm porch leading up to an enclosed porch area. A stunning stained glass front door leads into the hallway.

Hallway / Reception

25'4 max x 21'2 max (7.72m max x 6.45m max)
The impressive hallway is at a maximum 25'4 by 21'2 and has a lovely arch with bay window to the side aspect. To the opposite side is a feature fireplace, a central focus to a beautiful space. The hallway is currently used as a reception area and has fitted carpet, ornate detailed coving and 2 radiators.

Front Reception/Lounge

18'8 max x 15'11 (5.69m max x 4.85m)
The front room could make a wonderful lounge area, currently set up as a surgery office this pleasant south facing room has a large bay window to the front and second feature tiled fireplace. This room has ornate coving, laminate flooring and two radiators.

Second Reception/Bedroom

17' x 13'5 (5.18m x 4.09m)
Along the hallway to the side aspect is the current waiting room which would make a wonderful sized bedroom. With large windows, fitted cupboard, carpet and coving.

Kitchen Area

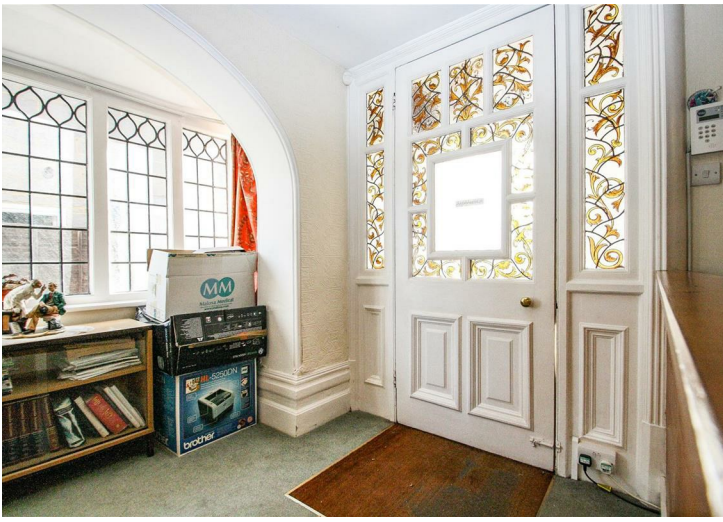
13'1 x 5' (3.99m x 1.52m)
Leading off from the hallway to the rear of the property is a kitchen area, in need of some renovation this could be a great modern galley kitchen. Currently with lino flooring, a stainless steel sink, fitted base units and radiator.

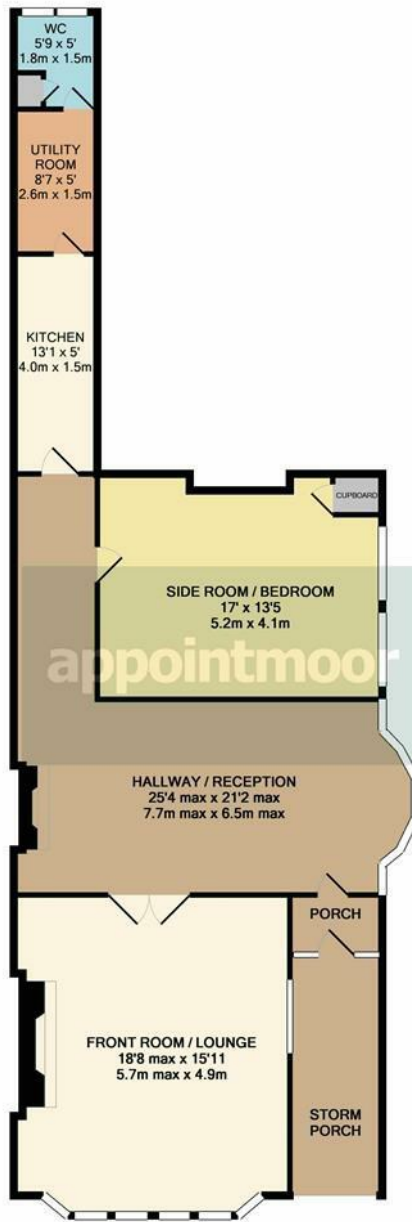
Utility Area

8'7 x 5' (2.62m x 1.52m)
A utility area leads straight off from the kitchen with lino flooring, fitted wall and base units, radiator and hand wash basin.

WC

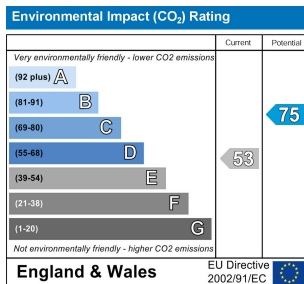
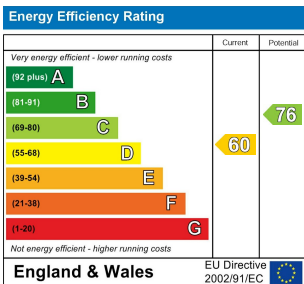
5'9 x 5' (1.75m x 1.52m)
The WC is at the rear of the property with linoleum flooring, radiator, stained glass window and large fitted cupboard. There is scope to convert the WC & utility into a larger bathroom subject to plans.





TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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