



FOR SALE

The Ridgeway, Chalkwell SS0 8PX

£750,000 Freehold

- Corner Plot
- Semi Detached House
- Four Bedrooms
- Two Receptions
- Garage & Off Street Parking
- South Facing Balcony with Estuary Views
- Landscaped Rear Garden
- Moments from Chalkwell Station
- Short walk to Seafront & Leigh
- Viewing Highly Advised

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

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Description

Spectacular Chalkwell property located on The Ridgeway, a central and prosperous area with stunning Estuary views, convenient for the station and just a short distance from the park, seafront and Leigh. This corner plot semi-detached house offers an abundance of space with four bedrooms, three reception rooms, kitchen, bathroom with separate WC and ground floor cloakroom. The master bedroom opens out onto an incredible south facing balcony with fantastic

views. Spacious and bright this house is packed with charming original features including the stained glass front door, parquet flooring in the reception hallway and coving & skirting throughout. Additionally there is a garage with off street parking to the rear, large rear garden and paved frontage with potential for further parking.

Entrance

Large paved frontage with low brick wall enclosure.

Porch

Side entrance to property via an extended porch which has original tiling, lead light windows and stained glass front door into reception hallway.

Reception Hallway

Large reception hallway with original parquet flooring, coving & skirting and staircase to first floor. With large radiator, hanging light fixture, door to cloakroom & under stair storage. Doors to all rooms.

Lounge

17'7 into bay x 12'11 (5.36m into bay x 3.94m)
Spacious lounge to front aspect with fitted carpet, coving & skirting, radiator and feature fireplace with wooden surround. Large double glazed south facing bay window with Estuary views.

Dining Room

12'10 x 12'5 (3.91m x 3.78m)
Dining room to front aspect with double glazed window offering Estuary views, fitted carpet, coving & skirting, radiator and chimney breast with wooden mantle.

Kitchen

12'11 x 6'11 (3.94m x 2.11m)
Good size kitchen to rear aspect with secondary glazed windows overlooking the rear garden, part tiled walls, a range of wall & base units with work surface and space for appliances. Open through to morning room.

Morning Room

12'11 x 8'4 (3.94m x 2.54m)
Double glazed window to side aspect and further obscure double glazed door into rear garden, fitted carpet and radiator.

WC

Ground floor cloakroom with laminate flooring, WC, wash hand basin and extractor fan.

First Floor Landing

Carpeted stairs to spacious first floor landing with doors off to all rooms.

Master Bedroom

13' x 12'11 (3.96m x 3.94m)
Master bedroom to front aspect with original skirting, fitted carpet, radiator and a range of fitted wardrobes. Double glazed windows and door leading out to balcony.

Balcony

12'11 x 4'5 (3.94m x 1.35m)
Delightful tiled south facing balcony offering spectacular Estuary views.

Bedroom 2

12'10 x 12'5 (3.91m x 3.78m)
Double bedroom to front aspect with large double glazed south facing window, fitted carpet and radiator.

Bedroom 3

13' x 8'4 (3.96m x 2.54m)
Dual aspect double glazed windows to side and rear, fitted carpet, skirting and radiator.

Bedroom 4

8'7 x 6'5 (2.62m x 1.96m)
Double glazed window to side aspect, fitted carpet, skirting and radiator.

Bathroom

Spacious bathroom, fully tiled with fitted carpet and secondary glazed obscure window to rear aspect. Low level bath with deck shower attachment, wash hand basin and heated towel rail.

WC

Separate cloakroom which is fully tiled with fitted carpet, WC, radiator and double glazed window to rear.

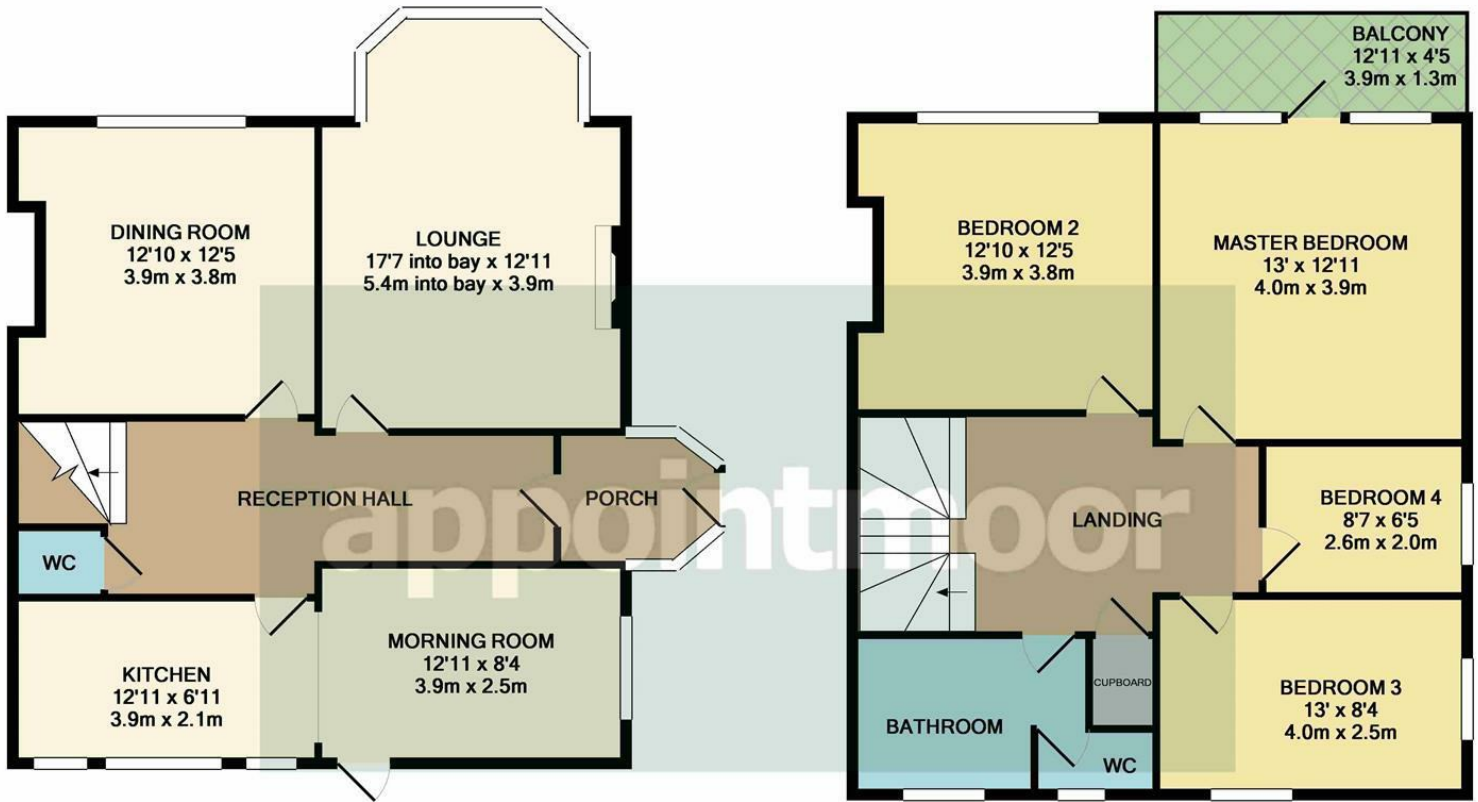
Rear Garden

approx 45' x 60' (approx 13.72m x 18.29m)
Great size corner plot rear garden, turfed and landscaped with timber fencing.

Garage & Parking

Garage to rear aspect with off street parking. Potential for further off street parking (STPP) to front and side aspects.





GROUND FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.0 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
40	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
32	
England & Wales	EU Directive 2002/91/EC

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