

FOR SALE

Hamilton Grange, Crowstone Avenue, Chalkwell, SS0 8JT

Asking Price £699,995 Leasehold - Share of Freehold Council Tax Band - G

2 2 1 1119.00 sq ft

- Spectacular Two Bedroom Penthouse With Luxury Accommodation
- No Onward Chain
- Exceptional Open Plan Kitchen Lounge And Dining Space
- Impressive Wraparound Balcony With Wonderful Coastal Views
- Main & Second Bedrooms Both With Built In Wardrobes & En-Suites
- Two Allocated Spaces Within A Secure Underground Car Park
- Separate W/C Positioned Conveniently Off The Spacious Entrance Hallway
- Convenient Lift Access Close To The Penthouse Entrance
- Secure Video Entry System And Well Maintained Communal Areas
- Enviable Chalkwell Location Moments From The Seafront And Excellent Transport Links

Description

An exceptional penthouse where contemporary design meets effortless coastal living. At its heart is a beautifully large open-plan kitchen, lounge and dining room, with calming mint-green and neutral cabinetry, marble-effect surfaces and folding doors towards the balcony. Two generous double bedrooms each enjoy their own en-suite, completing a home designed equally for entertaining, relaxing and everyday comfort.

Step outside and the apartment becomes even more memorable. A superb wraparound balcony provides several places to sit, dine and enjoy the coastal outlook, while the distinctive turret-style section creates an impressive viewpoint towards the sea. Two secure underground parking spaces, lift access and video entry add the convenience expected from such a prestigious penthouse setting.

Positioned close to Chalkwell's seafront, this is a home perfectly placed for those who want the coast to become part of everyday life. Enjoy waterside walks, nearby cafés and restaurants, the green surroundings of Chalkwell Park and convenient rail links from Chalkwell and Westcliff stations, combining an enviable seaside lifestyle with excellent connectivity towards London.









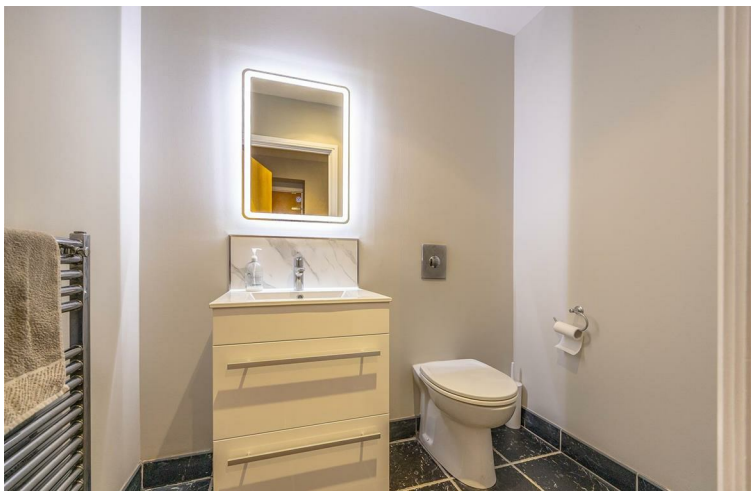














Measurements
Hallway
4.70m x 1.53m at widest points (15'5" x 5'0" at widest points)
Kitchen/Diner
8.07m x 5.58m at widest points (26'5" x 18'3" at widest points)
W/C
1.94m x 1.28m (6'4" x 4'2")
Bedroom 1
5.07m x 4.27m > 3.58m (16'7" x 14'0" > 11'8")
En-suite
1.21m x 2.33m (3'11" x 7'7")
Bedroom 2
3.21m x 3.96m (10'6" x 12'11")
En-suite
1.70m x 2.60m (5'6" x 8'6")

Interior
Occupying a prestigious penthouse position, this beautifully presented apartment delivers an impressive sense of space, light and contemporary design from the moment you step inside. A wide entrance hallway creates an elegant first impression, with a convenient separate W/C and glass double doors reveal the centrepiece of the home — the exceptional open-plan kitchen, lounge and dining space. Beautiful neutral wood effect flooring flows throughout, creating a seamless backdrop to the carefully considered interior. The kitchen itself makes a stylish statement, pairing soft mint-green and neutral cabinetry with marble-effect work surfaces for a finish that feels both contemporary and wonderfully calming. Integrated appliances maintain the clean, streamlined appearance, while the breakfast bar provides the perfect spot for morning coffee, casual meals or conversation while dinner is being prepared. Beyond the kitchen, generous proportions allow the living and dining areas to be arranged effortlessly, with plenty of room for comfortable sofas and dining table. Sliding doors open the room directly onto the balcony, allowing fresh coastal air to drift through the apartment while drawing the panoramic sea views into everyday life. The main bedroom continues the feeling of space, offering a generous double room with soft carpeting and built-in sliding-door wardrobes. Its private en-suite shower room has a sleek finish, featuring a large walk-in shower, illuminated mirror and integrated vanity unit with hand basin and W/C. The second bedroom is also a comfortable double and enjoys its own built in wardrobes and en-suite bathroom, complete with bath and overhead shower, illuminated mirror, vanity basin and W/C — creating excellent privacy for guests or family.

Exterior
Arguably one of the apartment's most memorable features is its exceptional wraparound balcony, extending around two sides of the home and accessible from both the main bedroom and the open-plan living space. It creates a genuine extension of the interior, providing room for outdoor seating and a wonderful setting for slow mornings, summer evenings or simply stepping outside to enjoy the coastal air. A distinctive enclosed turret-style section adds architectural interest while providing broad views across the sea, creating a particularly special vantage point from which to watch the changing skies and coastal landscape. With several different areas to sit and unwind, the balcony allows the outlook to become an integral part of everyday living rather than simply something admired through the windows. Practicality has been equally well considered. The apartment benefits from two allocated spaces within the secure underground car park, along with lift access bringing residents across the hall to the penthouse entrance. Communal areas are smart and well maintained, while a secure video-entry system allows visitors to be conveniently granted access directly from the apartment.

Location
Hamilton Grange occupies an enviable position on Crowstone Avenue, placing coastal living firmly on the doorstep. The seafront situated just across the street makes spontaneous beach walks, morning runs beside the water and evenings watching the changing estuary skies wonderfully easy. With several places along the seafront to eat, being within walking distance, make for an impromptu dinner date idea or meet ups with friends and family. For commuters, both Westcliff and Chalkwell railway stations are close by with c2c services connecting the area with London Fenchurch Street as well as destinations throughout South Essex. Chalkwell Park is also within easy reach, offering established ornamental gardens, open green spaces and recreational facilities. It is a location that captures much of what makes Chalkwell so appealing: sea air and open spaces close by, established local amenities within easy reach and excellent rail connections for journeys into London.

Tenure
Leasehold - Share Of Freehold
Lease years remaining: 101 (125 years from 1 January 2003)
Annual Ground Rent: £250
Annual Service Charge: £4,980
Figures are approximate and advised by the vendor.



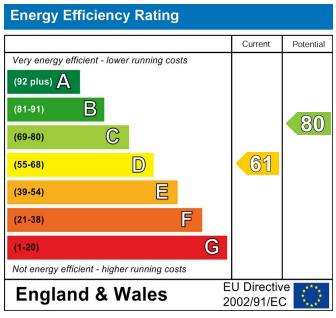


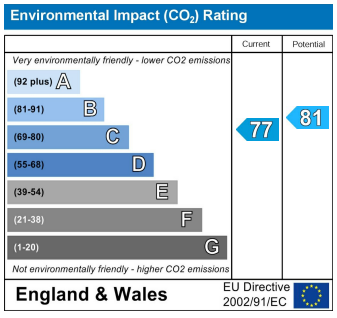


TOP FLOOR



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