



# FOR SALE

**Park Road,  
Westcliff-on-Sea SS0 7PQ**

**£720,000 Freehold**

- Character Property
- Split Level Living
- Milton Conservation Area
- Four Double Bedrooms
- Stunning Open Plan Area
- Period Features Throughout
- Refurbished to a High Standard
- Attractive Rear Garden
- Three Off Street Parking Spaces
- Barons Court Catchment Area

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

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## Description

Stunning split level four bedroom property in the highly regarded Milton Conservation area. This beautiful home has been renovated throughout to a high standard offering stylish living in a charming period setting. The property has character features including tiled fireplaces, restored coving and sash windows alongside modern comforts such as a bespoke modern kitchen and underfloor heating to the kitchen diner and master en-suite. Spread over three split level floors beginning with a fantastic entrance hall, two

receptions and steps down to the amazing open plan kitchen area with full width patio doors out to the well kept rear garden. Upstairs are three double bedrooms, family bathroom, study space and the top floor master suite with bedroom and en-suite. Set in the Barons Court catchment area and complete with three off street parking spaces to the rear, viewing on this superb property is highly advised.







## Entrance

Brick wall enclosed front garden with path and steps up to entrance porch.

## Reception Hall

11'1 x 8'4 (3.38m x 2.54m)

Wooden and glazed front door into entrance level reception hallway with wooden flooring, skylight, cast iron radiator and coving. Doors to reception rooms and steps down to split level ground floor and under stairs storage cupboard.

## Lounge

18'11 x 14'3 into bay (5.77m x 4.34m into bay)

Beautiful lounge to front aspect with bay sash window and further sash window both with half shutters, wooden flooring, original restored coving, ceiling rose, picture rail and cast iron radiator. Feature tiled fireplace with mantle and hearth and wall of fitted shelving and storage.

## Reception Room

13' x 12' (3.96m x 3.66m)

Reception room currently used as a play room with glazed double doors and steps down to kitchen. Wooden flooring, coving, ceiling rose, picture rail, radiator and feature tiled fireplace with mantle and hearth.

## Kitchen Diner

31' x 18'11 (9.45m x 5.77m)

Stunning open plan kitchen diner to the rear of the property with full width patio doors out to the rear garden. Built and refurbished by the current owners, this fantastic space is ideal for families and entertaining. The room has two chimney breasts, one with fireplace and log burner, engineered wooden flooring with underfloor heating, three skylights and spotlights. to the dining area is a feature exposed brick wall.

The bespoke kitchen has a central island with Corian work surface, breakfast bar, decorative hanging lighting, integral 1 & 1/4 ceramic sink with mixer hose tap and integrated waste disposal unit and dishwasher. Range of complimentary wall and base units with tiled splash back, integrated De Dietrich eye level oven, microwave and warming drawer and induction hob with extractor fan. Space for fridge freezer. Door to pantry complete with shelving, light and power points.

## Utility Room

8' x 4'2 (2.44m x 1.27m)

Utility room with tiled flooring, shelving & cupboards, two skylights, radiator and stainless steel sink with drainer. Door to WC.

## WC

6'5 x 4'2 (1.96m x 1.27m)

Essential ground floor cloak room with tiled flooring, skylight, spotlights, extractor fan and radiator. WC and vanity unit with bowl wash hand basin.

## Laundry

8'2 x 4'2 (2.49m x 1.27m)

Chalkboard door to laundry room with plumbing for washer & dryer, wall mounted Worcester boiler, spotlights and extractor fan.

## Boot Room

7' x 4'2 (2.13m x 1.27m)

Handy boot room to rear with double glazed door to rear garden. Mat floor, skylight and spotlights.

## First Floor

Wooden stairs to first floor with carpet runner. First floor landing with fitted carpet, feature fireplace, cast iron radiator and doors to rooms.

## Bedroom 4

13'10 x 7'7 (4.22m x 2.31m)

Double bedroom to the rear of the property with fitted carpet, sash window to rear, ceiling light and radiator. Feature fireplace and fitted storage cupboard. Access to loft storage area.

## Bathroom

8'5 x 5'5 (2.57m x 1.65m)

Stained glass door to three piece family bathroom comprising of WC, vanity wash hand basin with mixer tap and bath with subway tiles and glass shower screen. Obscure sash window with shutter to side aspect, vinyl flooring and spotlights.

## Study Space

6' x 5'5 (1.83m x 1.65m)

Stained glass door to study space with fitted carpet, radiator, sash window to side aspect and light fixture.

## Second Floor

Stairs to second floor landing with fitted carpet and stained glass window to side aspect.

## Bedroom 2

18'10 x 14'3 into bay (5.74m x 4.34m into bay)

Double bedroom to front aspect with sash bay window and further sash window, both with fitted shutters. Fitted carpet, two cast iron radiators, coving, picture rail and feature fireplace.

## Bedroom 3

12'11 x 11'11 (3.94m x 3.63m)

Double bedroom to rear aspect with sash window, fitted carpet, feature fireplace, coving and radiator.

## Third Floor

Stairs to top floor master suite with fitted carpet.

## Master Bedroom

15'4 max x 11'8 (4.67m max x 3.56m)

Master bedroom with fitted carpet, sash window to rear aspect, radiator, picture rail, light fixture, fitted wardrobe and feature fireplace. door to en-suite.

## En-Suite

5'5 x 5'1 (1.65m x 1.55m)

Master en-suite shower room with three piece suite of WC, vanity wash hand basin and double shower with subway tiles, glass door and rain head shower. Sash window to side aspect, spotlights, large mirror and underfloor heating.

## External

## Rear Garden

Brick wall enclosed rear garden with decking area leading to lawn with mature shrubbery and raised floor beds. Rear timber fence with access gate to rear parking area.

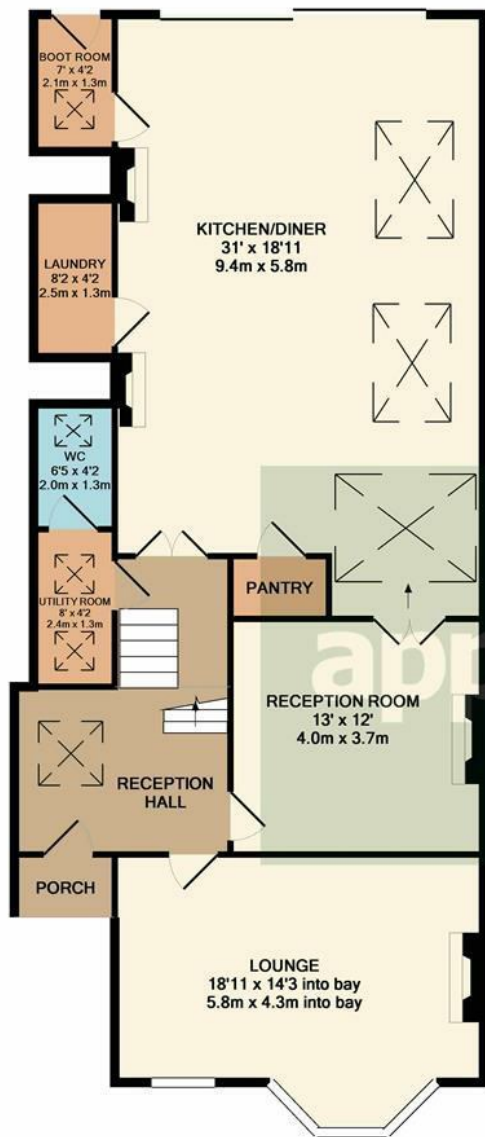
## Parking

Three off street parking spaces to rear, accessed via lane. Gate to rear garden.





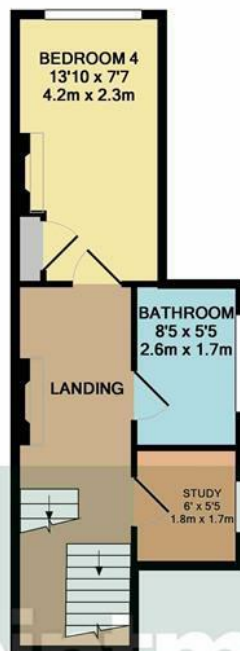




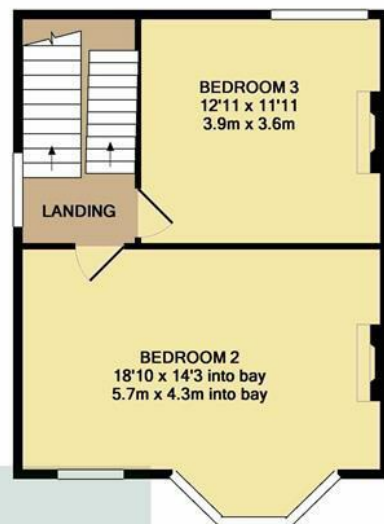
GROUND FLOOR  
APPROX. FLOOR  
AREA 1236 SQ.FT.  
(114.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2196 SQ.FT. (204.0 SQ.M.)

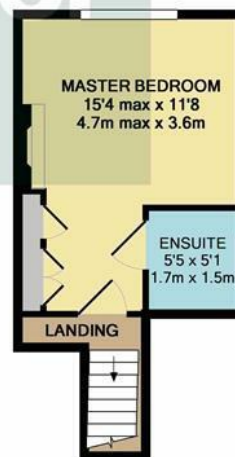
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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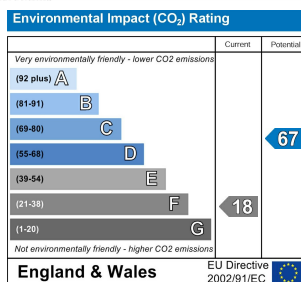
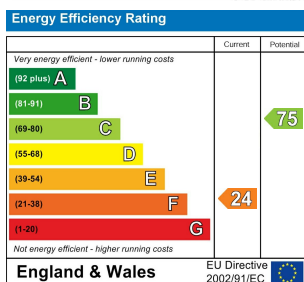
1ST FLOOR  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 205 SQ.FT.  
(19.1 SQ.M.)



**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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