



# FOR SALE

## Leasway, Chalkwell SS0 8PB

Offers In Excess Of £1,200,000 Freehold Council Tax Band - G

2034.38 sq ft

- Modern And Homely Four Bedroom Detached House
- Stunning Open-Plan Kitchen/Lounge/Diner With High-Spec Integrated Appliances
- Dual-Access Driveway Providing Ample Off-Street Parking For Multiple Vehicles
- Private Balcony With Sea Views From Bedroom One – A Perfect Spot For Morning Coffee
- Prime Leasway Location – Moments From Chalkwell Park, The Station, And Seafront
- Peaceful Green Area At The End Of The Road – Ideal For Dog Walks And Strolls
- Raised Paved Patio Perfect For Alfresco Dining, Lounging, And Summer Barbecues
- Close Proximity To Boutique Cafés, Independent Shops, Restaurants, And Hairdressers
- Exceptional Finishes Across Three Floors
- Large Garden For Children Or Pets To Play

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

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## Description

COULD THIS BE THE FOREVER FAMILY HOME WHERE LUXURY, SPACE, AND LOCATION COME TOGETHER IN PERFECT HARMONY?

A distinguished family residence, set across three thoughtfully designed floors, this exceptional four-bedroom family home offers an ideal blend of modern luxury and homely comfort in one of Chalkwell's most desirable addresses - Leasway.

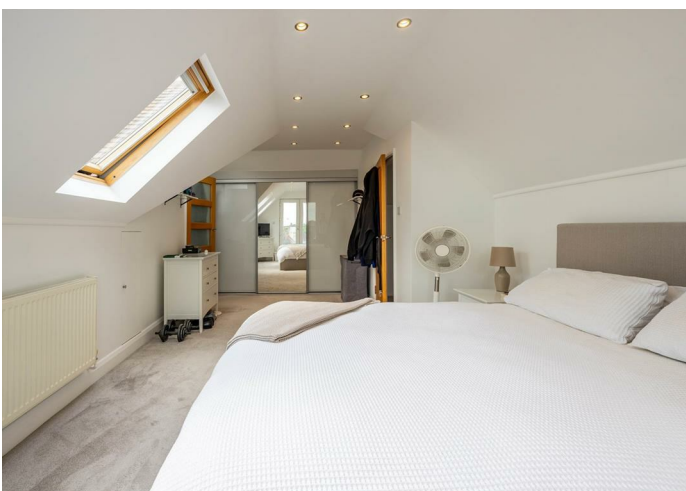
From the moment you step inside, the property welcomes you with an impressive sense of space and sophistication. The heart of the home is its open-plan, ultra-modern Kitchen/Lounge/Diner, where sleek design meets family functionality—perfect for both entertaining and everyday living. In addition, a separate lounge provides a second reception room, ideal for more cosy, quiet evenings in.

Four generously proportioned bedrooms offer ample accommodation, with two benefitting from ensuite bathrooms for added privacy, while a spacious and stylish four piece suite family bathroom caters effortlessly to the needs of a growing household. A flexible, additional room on the ground floor presents an excellent opportunity for a home office, study, or children's playroom—tailored to suit your lifestyle.

To the rear, the landscaped garden is a true extension of the home, featuring a large raised patio area ideal for outdoor dining and entertaining, and a beautifully maintained lawned section perfect for children and pets to enjoy on sunny days.

This remarkable home harmonises practical family living with high-end finishes throughout, all within a coveted Chalkwell area close to open greens and a location that allows easy access to transport links, plus local seafront and independent amenities.





## Measurements

Porch

9'3 x 2'10 (2.84m x 0.87m)

Entrance hallway

8'2 x 17'1 (2.50m x 5.21m)

Lounge

13'6 x 16'9 into bay (4.14m x 5.13m into bay)

Utility room

5'10 x 7'0 (1.80m x 2.15m)

Office/Playroom

7'1 x 16'7 (2.18m x 5.06m)

WC

3'6 x 3'1 (1.09m x 0.94m)

Kitchen/Lounge/Diner

22'6 x 12'9 x 13'10 x 9'5 (6.88m x 3.89m x 4.22m x 2.89m)

Bedroom Three

14'2 into bay x 11'8 (4.33m into bay x 3.57m)

Bedroom Two

14'10 x 11'5 (4.53m x 3.48m)

Bedroom Two Ensuite

8'0 x 2'7 (2.46m x 0.79m)

Bathroom

14'10 x 7'6 (4.53m x 2.30m)

Bedroom Four

11'7 x 8'2 (3.54m x 2.50m)

Bedroom One

18'11 x 10'7 (5.77m x 3.24m)

Bedroom One Ensuite

4'1 x 8'3 (1.26m x 2.54m)

## Ground Floor

The ground floor of this remarkable residence sets the tone for both elegance and comfort, beginning with a sleek, stylish porch that opens into a truly inviting entrance hallway, featuring a deluxe staircase and a warm, welcoming atmosphere that immediately feels like home. To the front of the property, a separate lounge with a classic bay window offers a tranquil retreat, perfect for relaxed evenings. At the heart of the home lies a stunning open-plan Kitchen/Lounge/Diner, a contemporary masterpiece where family life and entertaining seamlessly intertwine. The ultra-modern kitchen is beautifully appointed with high-spec integrated appliances, including separate fridge and freezer units, a large island with breakfast bar and elegant finishes throughout. You'll also find a convenient utility room discreetly houses laundry appliances, keeping the main living space both functional and immaculate. A downstairs W/C adds further practicality, while a versatile room to the side aspect, ideal as a home office or children's playroom—offers the flexibility to suit every stage of family life. Real wood flooring runs throughout the home. The rear of the home opens up via trifold doors from the living area onto a raised patio with glass balustrades, a sophisticated space for outdoor seating and summer barbecues, overlooking the beautifully laid-to-lawn garden.

## First Floor

The first floor of this exquisite home continues to impress, with a bright and airy landing bathed in natural light, courtesy of a striking large stained glass window that adds both charm and character to the space. This floor is home to three of the four beautifully appointed bedrooms, each thoughtfully designed to offer comfort and functionality. Bedroom two features sleek built-in wardrobes with sliding doors, offering ample storage while maintaining a clean, contemporary feel, plus an ensuite shower room for enhanced privacy. Bedroom three delights with generous wardrobe space and a charming bay window, perfect for creating a quiet reading nook or relaxation spot. Bedroom four, while the smallest, still could accommodate a small double bed, making it an ideal nursery, child's room, or even a home office—a flexible space to suit evolving family needs. At the centre of the floor lies the exceptionally spacious family bathroom, finished to an impeccable standard. Showcasing luxurious 90cm x 90cm tiling throughout, it features a double walk-in shower and a freestanding bathtub, combining style and indulgence. Soft carpeting runs throughout, enhancing the sense of warmth and comfort underfoot, while a second staircase leads to the top floor, continuing the home's effortless flow.

## Second Floor

The second and top floor of this exceptional home offers a peaceful and private sanctuary. A light-filled landing provides convenient access to loft storage, while leading into bedroom one, exuding serenity with its soft, bright tones and airy ambiance, enhanced by

large skylight windows that flood the space with natural light throughout the day. The room is complemented by an en-suite shower room, offering ultimate privacy from the rest of the home. The most captivating feature of this floor, the bedroom also opens out onto a private balcony, perfectly sized to accommodate a set of chairs and table—an idyllic spot to enjoy sunrises with your morning coffee or relax under the stars on tranquil evenings. You can even spot the sea from here - a truly special space to unwind at the end of each day.

## Exterior

The exterior of this home is every bit as impressive as the interior, offering a thoughtfully landscaped setting ideal for outdoor enjoyment. To the rear, a large raised paved patio area, enclosed by sleek glass balustrades with steps down to the rest of the garden, provides an ideal space for alfresco dining, sun loungers, and summer barbecues. This elevated terrace overlooks a generous laid-to-lawn garden, bordered by mature shrubbery and trees that add both privacy and natural beauty, creating a secure and serene space for children and pets to play. Convenient side access from the front of the property ensures practicality without compromising privacy. To the front, the home offers a substantial paved driveway with dual entrances, allowing ample parking for multiple vehicles and enhancing the property's grand approach.

## Location

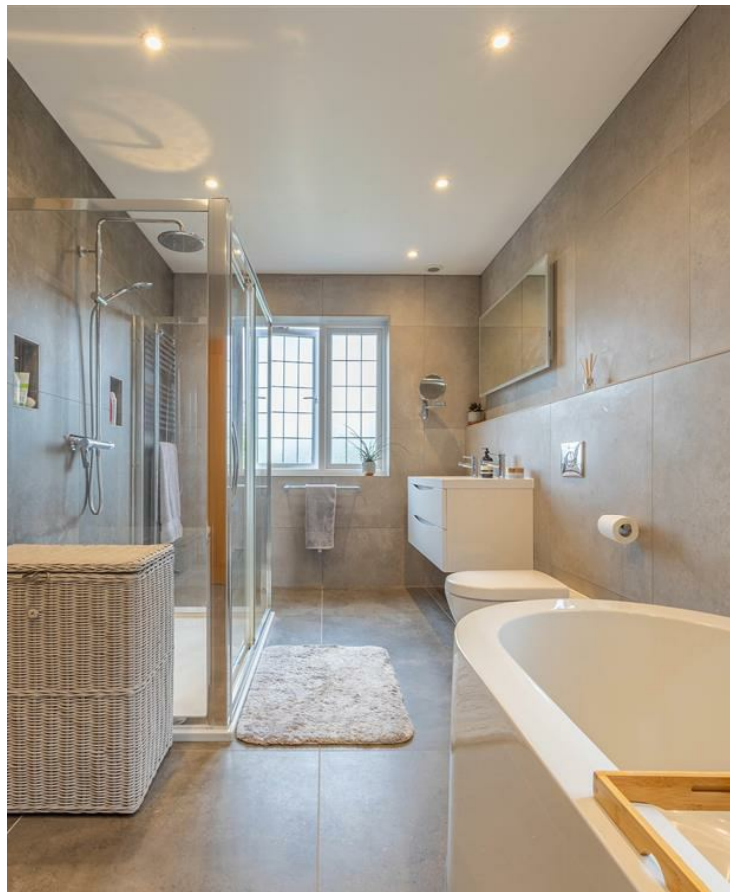
Perfectly positioned on the highly sought-after Leasway in Chalkwell, this outstanding home enjoys a location that is desirable and convenient. Leasway offers the ideal balance of family-friendly tranquillity and coastal vibrancy. Just moments away, Chalkwell Park provides expansive green space with playgrounds and open grassy areas, perfect for children to enjoy and families to unwind. At the end of the road, a peaceful green area offers a lovely spot for dog walks, morning strolls, or simply enjoying the outdoors. Chalkwell Station is nearby, making commuting into London or exploring wider areas both quick and effortless. For day-to-day needs and weekend pleasures, a selection of independent shops, including boutique cafés, restaurants, and hairdressers, are just down the road, adding to the area's warm, village-like appeal. For those who love the sea, the beautiful Chalkwell seafront is within easy walking distance—ideal for beach walks, paddleboarding, or simply soaking up the coastal atmosphere. This prime location offers everything a modern family could wish for—green space, convenience, excellent transport links, and seaside living, the perfect area for raising a family.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

## Tenure

Freehold.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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		80

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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