



FOR SALE

**Kings Road,
Westcliff-on-Sea SS0 8LT**

Guide Price £1,299,995 Freehold

- Detached House over 4 Floors
- 6 Double Bedrooms
- 5 Reception Rooms
- Stunning Master Suite
- Off Street Parking & Garage
- South Facing Terrace & Garden
- Extended and Refurbished
- Retaining Original Charm Throughout
- Delightful 31' Garden Room
- Chalkwell Hall Estate

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

appointmoor

Description

Guide Price £1,299,995 - £1,350,000

Substantial 6 double bedroom detached house renovated, extended and refurbished to create almost 4,000 sq ft of living space over 4 floors with Estuary views. Integral garage, 100ft plus south facing rear garden and off-street parking for 4 cars.

The ground floor has 4 reception rooms including stunning open plan lounge kitchen diner, play room, office & further

reception room. The ground floor also benefits from a large utility and shower room. The newly constructed basement level has a beautiful garden room with bi folding doors. To the first floor is the master suite opening to a dressing room/6th double bedroom, south facing Juliet balcony & potential for en-suite. 4-piece family bathroom & 2 further double bedrooms. To the newly converted second floor are 2 double bedrooms with balconies and modern fitted shower room.

Perfectly situated for family living being just a short distance away from Chalkwell Park, train station and seafront.





Entrance

Large gravel driveway and frontage offering plenty of off street parking. Access to garage, side entrance to rear of property and front door with covered porch.

Hallway

Wooden front door with side and top glass panels leading into an impressive sized entrance hallway. Neutrally decorated with wooden flooring, spotlights and doors to all rooms. A carpeted staircase leads up to the first floor with under stairs storage.

Reception Room

15'8 max x 11' (4.78m max x 3.35m)

Charming front reception room currently used as an office, retaining a number of original features including glass double doors and feature fireplace. Bay window and further window to front aspect, with fitted floor to ceiling shelves to one wall.

Play Room

12'11 x 10'5 (3.94m x 3.18m)

Good size reception room currently used as a playroom with wooden flooring, double glazed window to side aspect and door to storage space which has a window to the front aspect.

Open Plan Lounge/Diner/Kitchen

29'2 max x 28'7 max (8.89m max x 8.71m max)

Stunning, spacious open plan living space neutrally decorated with wooden flooring and spotlights. Full length windows run the width of the room to the rear with bi-fold doors opening out onto a generous size terrace space. Remodelled recently this beautiful space retains charming original touches including a small half bay stained glass window to the side. A wooden staircase leads down to the garden room and there is a further door to the utility.

The kitchen area is bright and welcoming with a range of neutral wall and base units with complimentary work surface, mosaic tiled splash back to cooker, stainless steel sink/drain, spotlights and feature hanging light fixture. Fitted Neff appliances include double oven with 5 ring gas hob, fridge freezer & dishwasher. A large island in the same design with breakfast bar sits to the centre of the kitchen space.

Stairs to Lower Level

Garden Room

31'7 x 15'2 (9.63m x 4.62m)

A fantastic addition to the property, the garden room is accessed by a wooden staircase from the open plan living space. This 31ft long room is the ideal entertaining or family space with wooden flooring, spotlights, and floor to ceiling bi-fold glass doors.

Utility Room

11'8 x 8'4 (3.56m x 2.54m)

A wooden door from the open plan area leads to the utility room which has a tiled floor, a range of wall and base units with work surface, stainless steel 1 & 1/4 sink and drainer and space for washing machine and dryer. A double glazed door leads out to the rear terrace and garden.

Shower Room

5'11 x 5'1 (1.80m x 1.55m)

Essential ground floor cloakroom with tiled flooring, WC, shower cubicle and vanity unit wash hand basin.

Study

13'1 x 8' (3.99m x 2.44m)

Wooden door from hallway and further door leading to garage. neutral decor with fitted carpet, spotlights and feature skylight.

Garage

19' x 9'1 (5.79m x 2.77m)

Medium sized single garage with up and over door and integral door into study.

Stairs to First Floor Landing

Fitted carpet & feature stained glass windows to side aspect. Large airing cupboard.

Master Bedroom

18'5 max x 12' max (5.61m max x 3.66m max)

Impressive sized master suite to rear of house with south facing full length window and double doors to juliet balcony. The bedroom opens with double wooden doors onto the dressing room, and a further door to the unfinished en-suite. The master bedroom is neutrally decorated with spotlights and fitted carpet.

En-Suite

Unfinished en-suite to master, plumbing in place.

Dressing Room/Bedroom 6

14'8 x 8'9 (4.47m x 2.67m)

Currently used as dressing area from master but could also be used as a further bedroom. With fitted carpet, a range of fitted wardrobes across two walls and full length window and double doors to juliet balcony. Wooden double doors into master bedroom.

Bedroom 2

15'8 max x 11'7 (4.78m max x 3.53m)

To the front of the property with bay window and chimney breast, bedroom two has fitted carpet and unfinished en-suite.

Bedroom 2 En-Suite

En-suite to front aspect, plumbing in place.

Bedroom 3

12'11 x 10'4 (3.94m x 3.15m)

Double glazed window to side aspect and fitted carpet.

Bathroom

9'11 x 6'10 (3.02m x 2.08m)

Fully tiled modern family bathroom with white 3 piece suite of WC, vanity wash hand basin and bath with deck shower attachment. With obscure double glazed windows, spotlights and chrome towel radiator.

Stairs to Second Floor

Stairs to second floor with fitted carpet. Landing with sloped ceiling, eaves storage and doors to rooms.

Bedroom 4

12'10 x 10'11 (3.91m x 3.33m)

Double glazed window to side aspect and double glazed doors out onto balcony area with stunning views. Fitted carpet, spotlights and eaves storage cupboard.

Bedroom 5

12'10 max x 12'5 (3.91m max x 3.78m)

Double glazed doors onto balcony area with beautiful south facing views. Fitted carpet, spotlights and eaves storage.

Bathroom

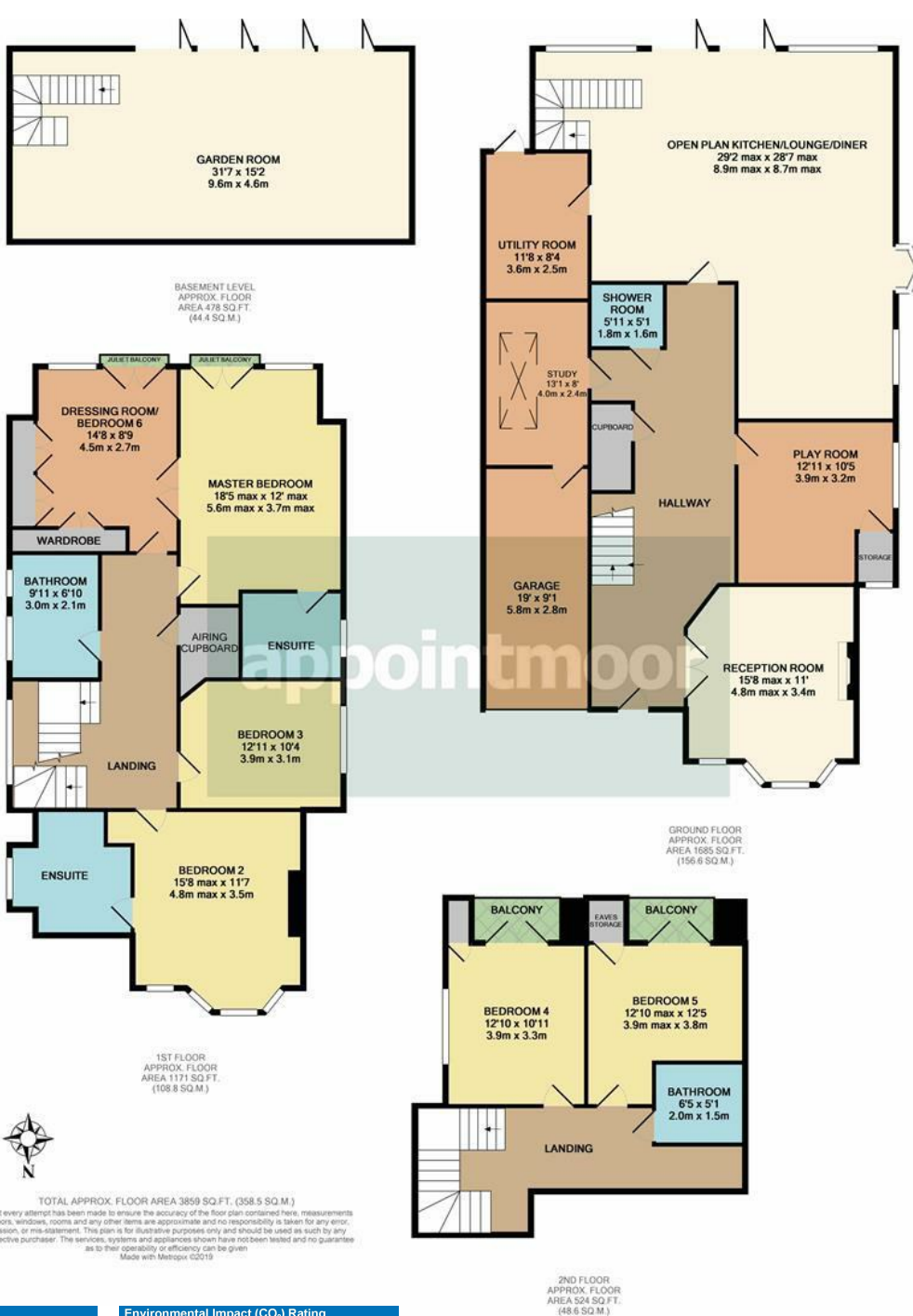
6'5 x 5'1 (1.96m x 1.55m)

Half panelled bathroom with three piece bathroom of WC, wash hand basin and shower cubicle with glass door and rain head shower. Tiled flooring and chrome towel radiator.

Rear Garden

Large south facing rear garden laid to lawn with bedding and raised bed area to rear. Patio area from garden room and steps up to ground floor terrace.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
29	
England & Wales	EU Directive 2002/91/EC


Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(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	
13	
England & Wales	EU Directive 2002/91/EC

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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