



FOR SALE

**Seymour Road,
Chalkwell SS0 8NJ**

£950,000 Freehold

- Detached Period Property
- Chalkwell Hall Estate
- Four Double Bedrooms
- Reception Hallway
- Two Large Reception Rooms
- Spacious Kitchen Diner
- Charming Original Features
- West Facing Landscaped Garden
- Off Street Parking
- Swimming Pool

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

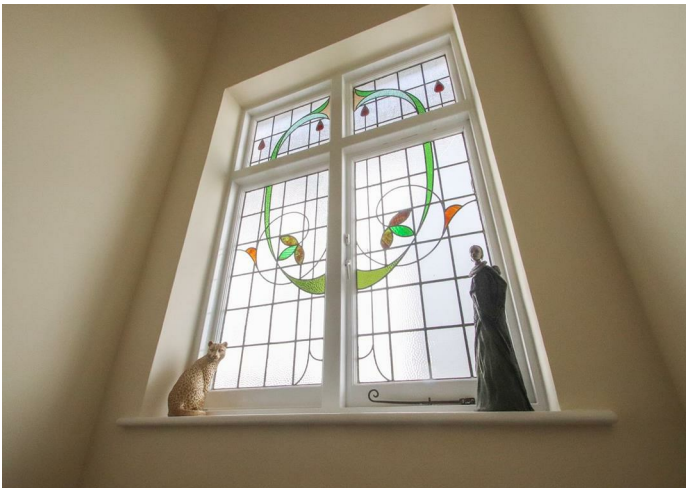
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Description

Impressive and imposing, detached period property on the highly sought after Seymour Road on the Chalkwell Hall Estate. This stunning family home offers spacious rooms throughout and is full of original charming features including a beautiful brick fireplace in the reception hallway and stained glass window to landing. To the ground floor is a lovely shut away lounge to

front, fantastic size family room to rear, spacious kitchen diner, utility area and cloakroom. To the first floor are four generous double bedrooms with en-suite to the master and four piece family bathroom. Externally the property has a large frontage for off street parking and well kept landscaped west facing rear garden with swimming pool. A fantastic property in a very desirable area, viewing is advised.





Entrance

Paved frontage offering space for off street parking. Entrance porch with tiled floor and dual aspect windows and further glazed door into reception hallway.

Reception Hallway

beautiful welcoming reception hallway with wooden floor, dual aspect windows to side and rear and radiator. Stunning brick fireplace, panel walls and beam ceiling.

Lounge

16'2 x 15' (4.93m x 4.57m)

Lounge to front aspect with square bay window, two windows to side aspect, fitted carpet, radiator, picture rail and light fixture.

Family Room

20'1 x 16'7 max (6.12m x 5.05m max)

Spacious and versatile family room to rear aspect with dual aspect windows and french doors out to rear garden. Fitted carpet, ceiling rose, two radiators, picture rail and coving. Feature brick fireplace with high wooden mantle and log burning stove.

Kitchen Diner

18'7 x 11'5 (5.66m x 3.48m)

Contemporary kitchen diner with two windows and french doors out to rear garden. Wooden flooring, spotlights, coving and door to utility room. The kitchen has a range of wall and base units with wooden work surface, subway tiled splash backs and stainless steel sink with mixer tap. Range-master oven with extractor hood, integrated Smeg dishwasher and space for American fridge freezer.

Utility

Door from kitchen to utility area to aside aspect with space for washer and dryer.

WC

Door under stair case with three steps down to cloakroom. WC, wash hand basin, tiled floor and light fixture.

First Floor

Stair case to first floor with fitted carpet and attractive stained glass window to half landing with radiator under. The first floor landing has fitted carpet, two storage cupboards and picture rail. Doors to all rooms.

Bedroom 1

15'1 x 14'5 (4.60m x 4.39m)

Master bedroom to rear aspect with dual aspect windows, radiator, fitted carpet, fitted wardrobes ceiling rose, coving and door to en-suite.

En-Suite

Three piece master en-suite comprising of WC, vanity wash hand basin and shower cubicle with glazed door. Tiled floor, heated towel rail, coving and extractor fan.

Bedroom 2

15'7 x 14' (4.75m x 4.27m)

Large bedroom to front aspect with dual aspect

windows, fitted carpet, radiator, picture rail, ceiling rose and decorative fireplace with tiled hearth and wooden mantle.

Bedroom 3

14'5 x 12'8 (4.39m x 3.86m)

Bedroom with window to front aspect, fitted carpet, fitted wardrobes, vanity wash hand basin, radiator, picture rail and ceiling rose.

Bedroom 4

14' x 9'5 (4.27m x 2.87m)

Bedroom to rear aspect with window overlooking garden, fitted carpet, radiator, coving and ceiling rose.

Bathroom

10'4 max x 9'3 (3.15m max x 2.82m)

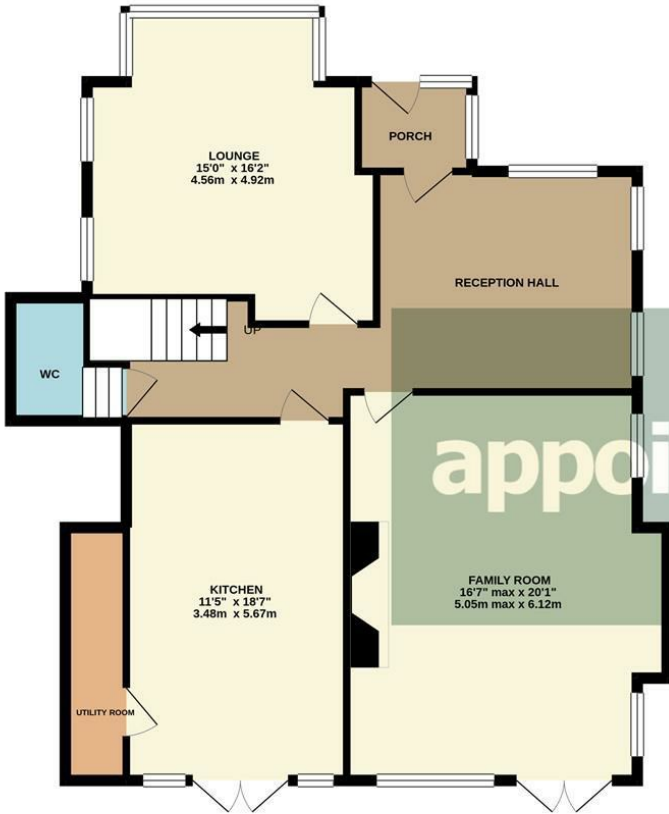
Four piece bathroom comprising of WC, vanity wash hand basin, roll top free standing bath with mixer tap and deck shower attachment and shower cubicle with glazed door. Stained glass window to side aspect, half panelled walls, chrome heated towel rail, extractor fan and tiled floor.

Rear Garden

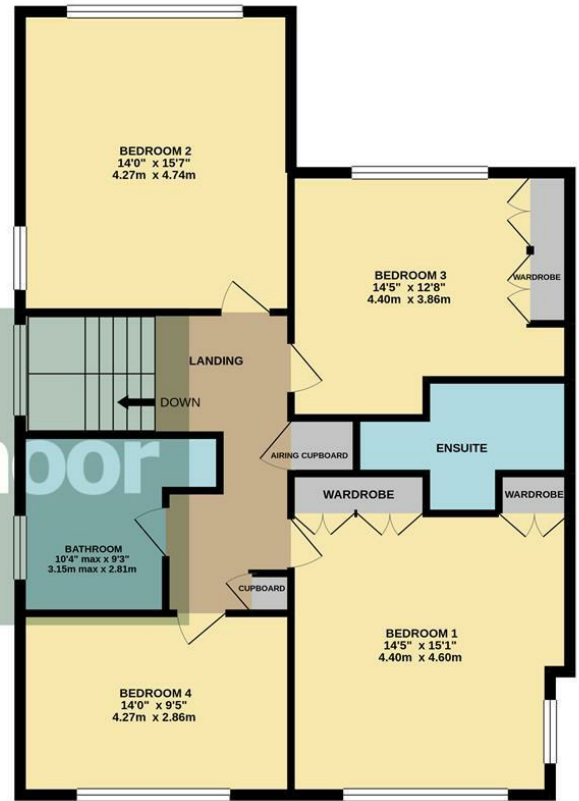
Well presented west facing rear garden commencing with patio area and steps down to lawn. Mature shrubbery and trees, side access to front and garden shed. Swimming pool to rear of garden with some renovation work needed.



GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.8 sq.m.) approx.

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	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
EU Directive 2002/91/EC	



Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	78
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
54	
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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