



FOR SALE

**Seymour Road,
Chalkwell SS0 8NJ**

Asking Price £1,350,000 Freehold Council Tax Band - F

4  3  3  3067.00 sq ft

- Impressive Four-Bedroom Detached Home In A Prestigious Chalkwell Location
- Spectacular Open-Plan Kitchen, Dining And Living Area
- High-Specification Italian Kitchen With Large Central Island
- Separate Lounge With Log Burner Ideal For Cosy Colder Months
- First Bedroom With Dressing Area, En-Suite And Balcony Access
- Second Double Bedroom With En-Suite And Balcony Access
- Additional Office/Snug Providing Flexible Reception Space
- Large Rear Garden, Entertaining Deck And Frameless Glass Balcony
- Landscaped Driveway With Raised Flower Beds Providing Parking For Three Vehicles
- Prestigious Location Close To Seafront, Chalkwell Park, Schools And Stations

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

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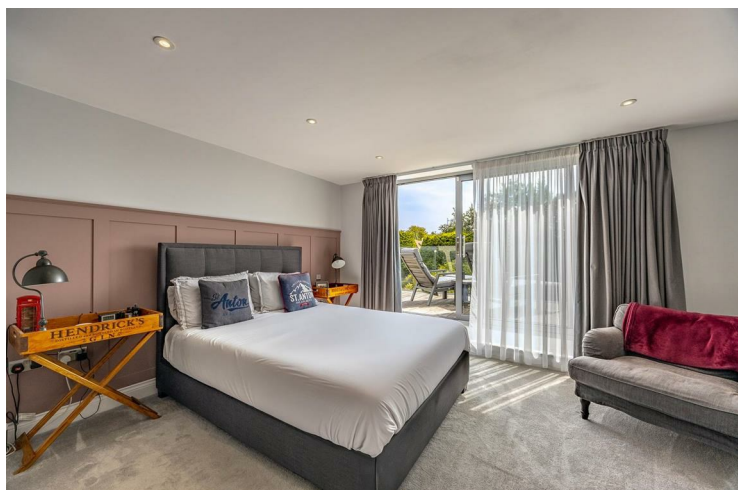
Description

Created for family life on a grand scale, this exceptional home combines impressive proportions with refined contemporary detail. The Italian kitchen and expansive open-plan living space form its social heart, complemented by a cosy log-burner lounge, versatile office and snug, four generous double bedrooms, three luxurious bathrooms, underfloor heating and a striking first-floor balcony.

The beautifully established rear garden offers an inviting extension of the home, with generous lawns, mature planting and a broad deck flowing directly from the main living area. The perfect set-up for hosting summer gatherings with family and friends, while the frameless glass balcony provides an equally wonderful, yet exclusive retreat for you to enjoy directly from your bedroom.

Set along the prestigious Seymour Road, this remarkable home enjoys an enviable position close to Chalkwell's seafront, green open spaces and excellent schools. Chalkwell Park, local cafés, restaurants and everyday amenities are all within easy reach, while nearby Chalkwell and Westcliff railway stations provide convenient connections towards London, making this an exceptional coastal family address.





Measurements

Lounge
5.51m × 3.90m < 5.03m into window bays (18'0" × 12'9" < 16'6" into window bays)
Hallway
3.26m x 4.78m at widest points (10'8" x 15'8" at widest points)
Office
2.50m x 5.77m (8'2" x 18'11")
Kitchen/Lounge/Diner
4.83m < 8.44m x 9.43m > 5.45m at widest points (15'10" < 27'8" x 30'11" > 17'10" at widest points)
Utility Room
2.27m x 2.44m (7'5" x 8'0")
W/C
2.29m x 1.22m (7'6" x 4'0")
Bedroom 1
7.34m x 4.21m (24'0" x 13'9")
En-suite
1.62m x 2.65m (5'3" x 8'8")
Bedroom 2
5.17m > 3.56m x 3.71m > 1.82m (16'11" > 11'8" x 12'2" > 5'11")
En-suite
2.35m x 1.18m (7'8" x 3'10")
Bathroom
2.18m > 1.57m x 3.80m > 1.84m (7'1" > 5'1" x 12'5" > 6'0")
Bedroom 3
5.00m x 2.86m (16'4" x 9'4")
Bedroom 4
4.36m x 2.55m (14'3" x 8'4")

Ground Floor

From the moment you step inside, the scale and quality of this remarkable home become immediately apparent. Designed for modern family life on an impressive scale, the ground floor balances expansive social spaces with quieter rooms in which to work, unwind and retreat. At its heart is a spectacular kitchen and living area, a beautifully considered space where cooking, dining and relaxation come together in one space. Underfloor heating ensures year-round comfort. The open-plan arrangement provides opportunity for memorable dinner parties and larger family gatherings. Doors open directly onto the rear decking and garden, allowing the room to extend effortlessly outdoors during the warmer months. The imported Italian kitchen creates a striking centrepiece. Sleek cabinetry is complemented by an extensive island with breakfast-bar seating. Noteworthy integrated appliances include a BORA hob with built-in extractor and a sophisticated wine fridge. The sink window captures a partial view towards the sea. A separate utility room continues the same cabinetry, keeping laundry and household essentials neatly concealed away from the main living space. For more peaceful evenings, the front lounge offers a wonderfully inviting retreat. The log burner introduces warmth and character, making this an ideal room in which to settle during the colder months. A further reception room, currently arranged as an office and snug, provides valuable flexibility for home working, children's activities or relaxed television time. Engineered oak flooring laid in an elegant herringbone pattern flows throughout the floor, creating a sense of cohesion between each room. Built-in speakers add another thoughtful layer to the home's entertaining credentials, while a conveniently positioned W/C completes this exceptional level.

First Floor

The first floor continues the home's impressive sense of scale, beginning with the first bedroom suite, housing a substantial dressing area lined with fitted wardrobes before flowing into the main sleeping space, where there is ample room for a generous bed

and additional furniture. Sliding glass doors lead directly onto the balcony, allowing natural light to fill the room while creating a wonderful connection with the outdoors. The en-suite shower room is equally refined, featuring a large walk-in shower and an atmospheric backlit mirror that lends a calming yet modern quality to the space. The second bedroom is another generously proportioned double, offering plenty of room for wardrobes. It also benefits from its own en-suite shower room and direct access to the balcony through sliding doors, providing guests or older children with an enhanced sense of privacy and independence. Bedrooms three and four are both comfortable doubles, offering excellent versatility as children's rooms or guest accommodation. Serving these rooms is a luxurious four-piece bathroom, complete with a freestanding bath, spacious walk-in shower, WC and a hand basin set within a contemporary vanity unit. Each bathroom benefits from underfloor heating controlled by an individual thermostat, allowing temperatures to be tailored to personal preference. A 'Megaflo' hot-water system has also been installed to ensure strong water pressure when several bathrooms or water outlets are in use simultaneously—an important consideration within a home created for busy family life.

Exterior

The rear garden offers generous proportions and an established backdrop of mature trees and shrub-lined borders. Mainly laid to lawn, it provides plenty of space for children to play, summer gatherings to unfold or future owners to create additional landscaped areas. Immediately outside the kitchen and living area is a broad wooden deck, perfectly positioned for outdoor dining, barbecues and evening entertaining. Its direct connection to the living space creates a seamless indoor-outdoor flow, making the garden feel like a natural extension of the home. Above, the balcony is a genuine showpiece. Frameless glass balustrades preserve the open outlook and give the space a sleek, uninterrupted finish. Accessible from both the first and second bedrooms, it provides an inviting setting for a quiet morning coffee or a day relaxing in the sunshine. To the front, the block-paved driveway provides parking for up to three vehicles. Contrasting border detailing and raised planted beds create a smart and welcoming first impression, while gated side access offers a practical connection between the front and rear gardens.

Location

Seymour Road occupies a prestigious position within the highly regarded Chalkwell area, placing the home close to the coastline while remaining exceptionally convenient for everyday family life. Chalkwell Beach and the seafront are approximately one mile away, offering waterside walks, cycling routes and far-reaching estuary views. Chalkwell Park is a short walk away providing picturesque open spaces and leisure courts for your family to utilise. A varied selection of shops, cafés, restaurants and everyday conveniences can be found along The Ridgeway and London Road, while Leigh Broadway and Southend city centre provide further dining, shopping and leisure opportunities just short drives away. Both Chalkwell and Westcliff railway stations are conveniently positioned nearby, providing c2c services towards London Fenchurch Street. Combining access to schools, parks, transport and the seafront, this distinguished address offers an enviable coastal lifestyle within one of the area's most desirable residential settings.

School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

Tenure

Freehold







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	

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

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