



FOR SALE

St Hilda's Mews, Imperial Avenue, Westcliff-on-Sea SS0 8FL

Guide Price £825,000 Freehold

- 5 Double Bedrooms
- Driveway for 2 cars
- Chalkwell Hall Estate
- 10 Minute Walk to Chalkwell Station
- Set in a Quiet Mews
- BLP Warranty
- Leicht Kitchen with island
- 3 Bathrooms plus downstairs cloakroom
- Separate Living Room
- Developer - Lacey

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

appointmoor

Description

Guide Price - £825,000 - £850,000

2046 sq ft of LUXURY ACCOMMODATION!

Set in a quiet tree-lined avenue, St. Hilda's provides the best of both worlds. It's the ideal place for families seeking a fantastic space to live and grow, or for individuals and couples wishing to make the most of the area.

This spacious townhouse is finished to a high specification offering, 5

double bedrooms, 3 bathrooms, large kitchen dinner and good size lounge. The townhouse benefits further from 2 parking spaces & rear garden.

The location is wonderfully peaceful, yet all the hustle and bustle you could desire is just moments away. Living at St. Hilda's gives you choice: an abundance of local eateries, excellent leisure facilities, a vibrant arts scene and with Chalkwell station within walking distance, London is less than an hour away by train.

For more information please contact Appointmentmoor on 01702 719966

General

BLP warranty
Aluminium/double glazed windows & patio doors
Smoke and carbon monoxide detection to apartments
Heat detection to kitchens
Gas central heating supplied to all apartments
Brushed stainless steel or white light switches, sockets and dimmers
Off street parking (one/two spaces per apartment dependent on allocation)
Cycle store area
Communal planted front garden
Intercoms, personal key fob entry system
Separate metering for gas, water and electric for each apartment
Traditional designed fire rated doors to apartments. Modern solid doors to houses

Townhouse Specification Includes

Island in kitchens with 2 x multi-function ovens (one with steam and microwave function ability)
2 x fridge/freezers
Freestanding stone baths to family bathroom
Under floor heating supplied using a wet system to the ground floor only
High quality built in wardrobes to master bedrooms
Driveway for 2 cars

Bathroom & En-suite

Bespoke showers, taps and fittings
Custom drawer vanity units with integrated basins
Walk in showers with full ceramic tiles
Bath with shower mixer
Wall hung WC with soft close seating and dual flush
Integrated chrome heated towel rails
Shaver points
Seamless ceramic tiling

Kitchen

Contemporary Leicht kitchens designed by Kube with soft closing cabinetry and drawer units
Blanco sink and tap
Siemens fully integrated dishwasher
Siemens multi-function oven
Siemens induction hobs or extra wide hob
Siemens chimney hood

Siemens integrated fridge freezer
Siemens washer/dryer

Floor Finishes

Twist pile carpeting to bedrooms and lounge
solid wood flooring to hall, kitchen/dining
Ceramic tiled floors to bathrooms and en-suites

Audio/Visual/Lighting

Central satellite system with outlets in lounge and master bedrooms
TV points to all bedrooms
Cabling fitted for occupant's AV installation
Telephone connections - BT Master with points to lounges and master bedrooms
Fully TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels
LED downlights to all rooms except bedrooms

Internal Sq Ft

2046 sq ft





ST. HILDA'S

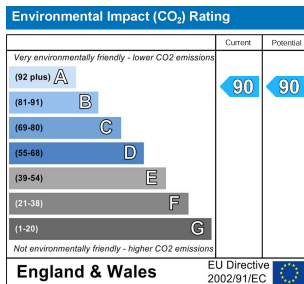
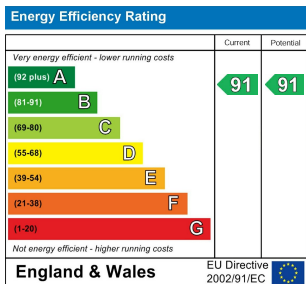
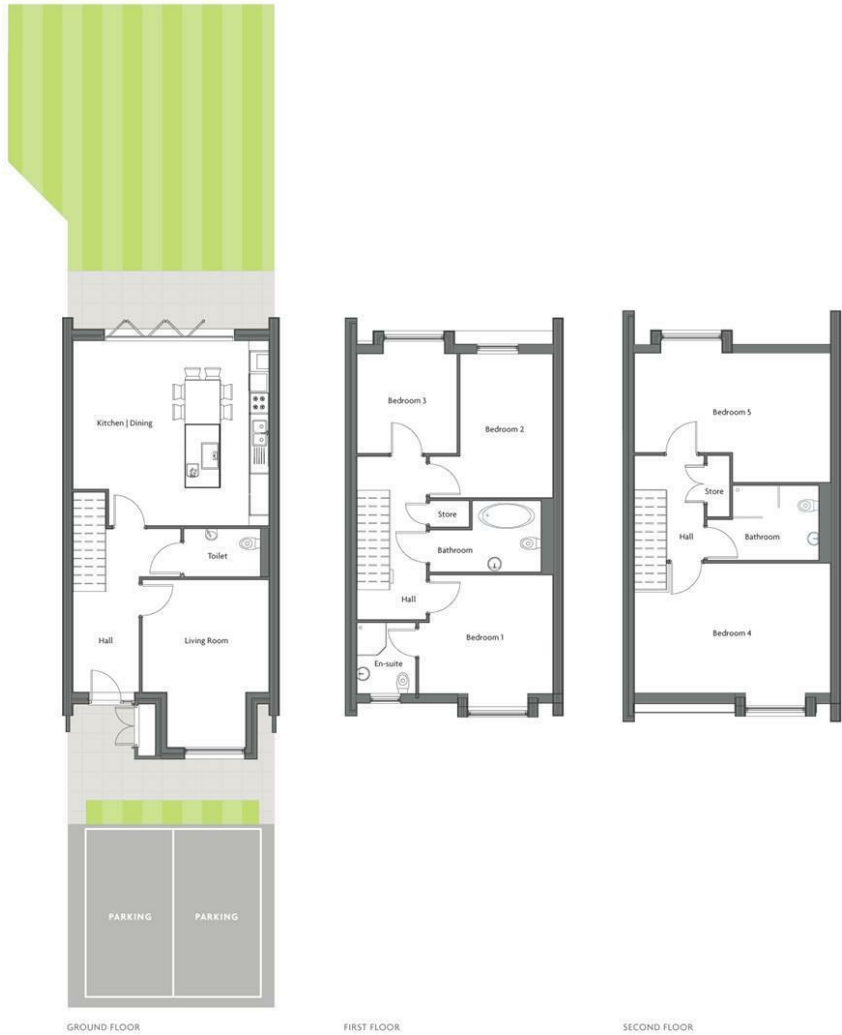
~ CHALKWELL ~



2, St. Hilda's Mews, Chalkwell, Westcliff on Sea, Essex SSO 8FL

GROUND FLOOR	METRIC	IMPERIAL
Kitchen Dining	5.91 x 5.58	19' 5" x 18' 4"
Living Room	3.84 x 5.05	12' 8" x 16' 7"
FIRST FLOOR		
Bedroom 1	4.05 x 3.55	13' 4" x 11' 8"
Bedroom 2	2.80 x 4.30	9' 3" x 14' 1"
Bedroom 3	3.02 x 2.97	9' 11" x 9' 9"
SECOND FLOOR		
Bedroom 4	5.91 x 3.91	19' 5" x 12' 10"
Bedroom 5	5.91 x 3.90	19' 5" x 12' 10"
EXTERNAL		
Rear Garden	6.28 x 9.16	20' 7" x 32' 5"
TOTAL		
Total (Internal)	190 sqm	2046 sq ft
Total (External)	75 sqm	807 sq ft

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty, June 2017.



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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