



CHALKWELL ESPLANADE, CHALKWELL
OIEO: - £2,000,000 FREEHOLD

A BEAUTIFUL CHARACTER FIVE BEDROOM DETACHED FAMILY RESIDENCE SITUATED IN ONE OF THE AREA'S MOST PRESTIGIOUS AND SOUGHT-AFTER LOCATIONS WITH FABULOUS VIEWS OVER THE ESTUARY

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DESCRIPTION:

OIEO:- £2,000,000. Winkworth of Leigh are delighted to offer for sale this beautiful character five-bedroom detached family residence situated in one of the area's most prestigious and sought-after locations with fabulous views over the Estuary.

Situated on a great size plot with the rear garden extending to approximately eighty feet, being well established and offering a considerable amount of privacy. Approached from an attractive walled front garden with driveway leading to a detached double garage with a pitched roof and off-road parking for numerous vehicles.

This West section of Chalkwell Esplanade is an exclusive setting close to a private bowls club and ideal for commuters to the city with Chalkwell station being within a gentle stroll. Properties in this location very rarely come on the market for sale and viewing is highly recommended.

Entrance Porch: - Approached from a solid oak door. Twin panelled and glazed doors leading through to:

Reception Hall: - 22'13 x 17'54. A beautiful bright and spacious reception hall with a feature Inglenook. Window to front with views over the esplanade and estuary. Imposing dog leg staircase rising to first floor with two feature stained glass windows. Two radiators, oak flooring, plate rail and wall lights.

Lounge: - 19'86 x 13'50. A lovely south facing room with a bay window to front with views over the estuary, radiator, feature fireplace, window to side, radiator, dimmer light switch control, wall lights, tv aerial point.

Library/Study: - 13' x 13'37. Window to side, radiator, plate rail and high cornice ceilings, folding panelled and glazed doors leading through to: -

Family/Garden Room: - 23'58 x 17'65. A large and spacious room with two oriel bay windows to either side and French doors opening on to the patios and garden this room is a fabulous room for entertaining or relaxing in. Herringbone oak floor, radiators and plate rail.

Kitchen/Breakfast Room: - 18' x 18'31 max. A lovely bright kitchen comprising of a range of base and eye level storage cupboards, work surface, cooker range, hob. To the breakfast area there is a lantern window providing a considerable amount of light. French doors leading to the garden, downlights, wine rack. Access to: -

Utility Room: - Butler sink, plumbing for washing machine. Access to boiler room and door to side.

Cloakroom: - Vanity unit with circular wash hand basin and splashback. Herringbone flooring. Access to: -

Separate Wc: - Window to side and low level wc.

First Floor Landing: - 12'01 x 11'06. A spacious landing with large storage cupboards and doors to all rooms.

Main Bedroom: - 15'34 x 12'01. French doors leading on to a beautiful South facing balcony with stunning views over the estuary. Window to side, radiator, tv point, wardrobes and vanity unit.

Bedroom 2: -15'10 x 12'68 (including en suite) Bay window to front with beautiful views over the estuary. Radiator.

En Suite Bathroom: - Obscure window to side. Bath, vanity unit, wash hand basin, wc, and radiator.

Bedroom 3: - 13'71 x 11'91. A spacious and well-proportioned room with windows to side and rear, Door to rear. Wash hand basin.

Bedroom 4: - 11'71 x 10'07 - Window rear, radiator and vanity unit/wash hand basin.

Bedroom 5: - 8'90 x 8'01. Window to rear and radiator.

Bathroom: - 9'62 x 7'79. A lovely modern suite with free standing bath, wash hand basin, wc, shower cubicle, tiling to walls and obscure window to side.

Large Loft - Access to an extremely large loft with ladder, having tremendous potential to extend into if required, subject to planning consent.

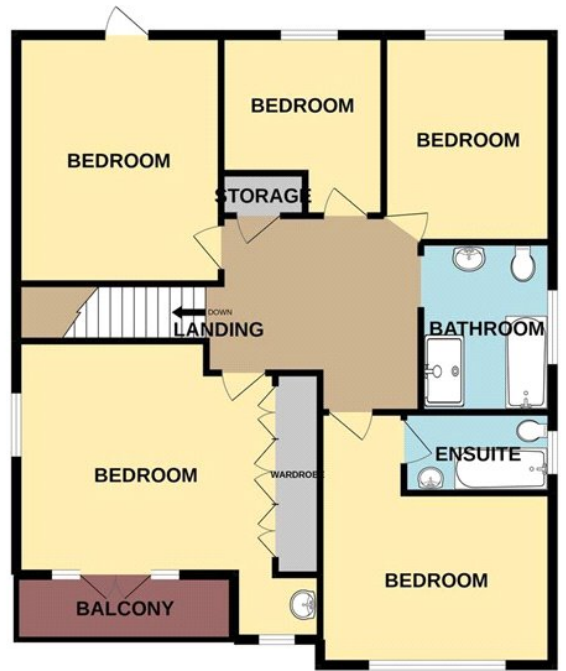
Exterior: -

Rear Garden: - The good size rear garden extends to approximately 80' in length and is well established, affording a considerable amount of privacy. Lawn area, large patio areas ideal for entertaining. The lawns are surrounded by mature shrubbery borders. Outside tap. Access to garage.

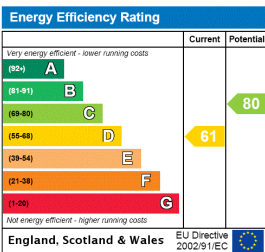
Double Garage: - 19' x 16'. Large detached double garage with a pitched roof. Twin folding doors, power and lights.

Front Garden - The property is approached from an attractive walled front garden with gate to entrance, Shrubs and driveway to side leading to garage and off-road parking for numerous vehicles.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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