



Constitution Hill, Essex, SS7 £1,150,000 *Freehold*

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INTRODUCTION

63 Constitution Hill has been designed by Atelier Charnaux as a luxurious, timeless monochrome home where architecture, lighting, textures, and materials flow in perfect harmony. The palette, the proportions, and the details follow a serene and elegant design vision — white render, warm brick, black accents, natural oak touches, and sculptural lighting.

The house is entirely designed around clarity, sophistication, and effortless beauty, offering a hotel-quality atmosphere throughout.



Leigh On Sea

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FACADE & EXTERNAL ARCHITECTURE

Front Façade

- White crisp render (K-Rend / through-colour render)
- Red brick plinth and gable (Traditional red stock brick)
- Black uPVC windows (Profile: Black uPVC Frames)
- Feature rendered porch with deep reveals (Rendered entrance surround)
- Timber-effect soffit (Cladco Timber-Effect Soffit)
- Charcoal slatted cladding to the garage (Cladco Charcoal Slatted Cladding)
- Block paving driveway (Pale Grey Block Paving)
- Driveway uplights (LED In-Ground Uplights)
- Structured planting with lavender, grasses, and seasonal shrubs (Lavandula Angustifolia / Mixed Evergreen Shrubs)

Rear Façade

- White render wrapping around the house (K-Rend)
- Black uPVC doors (Black uPVC Sliding/Pivot Doors)
- Black outdoor lanterns (Dar Vapour Outdoor Lantern – Code VAP5022)
- Rear dormer with black cladding (Cladco Charcoal Slatted) + timber soffit (Cladco Timber)

Rear Patio

- Large curved L-shaped patio





INTERNAL ARCHITECTURE & FLOW

Entrance Hallway

- Double-height vaulted hallway
- French sculptural chandelier (15-Share French Designer Chandelier)
- Bespoke staircase balustrade (Atelier Charnaux Bespoke Metal Balustrade)

KEY GROUND FLOOR SPACES

Morning Room / Office

- Perfect for office, study, or front reception

Lounge & Bespoke Media Wall

- Media wall designed by Atelier Charnaux

KITCHEN & DINING

The kitchen is the dramatic centre of the home — a bespoke black KBD design with beautiful oak accents and luxury appliances.

Worktop

- Compact Laminate 12mm (Marble Veneto — Classic Marble Compact Laminate)

Appliances (AEG 700 Series)

- Single Oven (AEG BEX335011B)
- Combi Microwave + Grill (AEG KMX365060B)
- Induction Hob (AEG IKX84401CB)
- Canopy Hood (AEG DGE5861HM) • Fridge Freezer (AEG OSC55181ES)
- Dishwasher (AEG FSB53647Z)

Breakfast Bar / Coffee Area

- Separate oak effect-finish breakfast bar

UTILITY & BOOT ROOM

- Aldana Cannon Black units
- Coat hanging area
- Freestanding AEG Washing Machine (AEG LFSR73944B)
- Freestanding AEG Tumble Dryer (AEG TR739G4B)

GUEST TOILET

- Wallpaper (Ralph Lauren Ashfield Floral — Gunmetal PRL027/04)
- Black fluted vanity with Marble-effect vessel basin
- WC (Mode Tate Back-to-Wall)

SUMMER HOUSE / OUTBUILDING

Front Section

- Storage room/ Boiler & plant

Rear Section

- Fully flexible glazed space. Could be a Gym/Office

BEDROOMS

- Hotel-style bedside wall lights (Endon Rennes Wall Light — Polished Nickel)
- Shades (Dunelm Fabric Shade)
- Carpet (Kersaint Cobb Pampas Nordic Stripe — Iceland)

FAMILY BATHROOM

- Vanity (Camden 800mm Black Double)
- Worktop (Compac Marble Veneto)
- Basin (Duravit D-Code Under Counter)
- Bath (Crosswater Verge Double-Ended)
- Separate walk-in shower (Hudson Reed Shower System)

MASTER BATHROOM

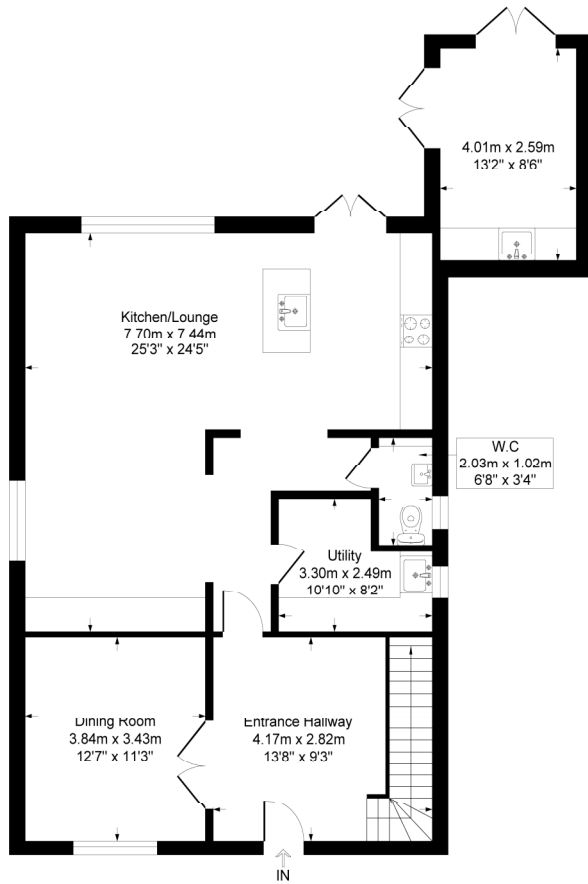
- Vanity (Black Fluted 800mm Vanity)
- Basin (Marble-Effect Cube Basin)
- Bath (Chatsworth 1700 Freestanding Curve)
- Separate walk-in shower (Hudson Reed Topaz — Black Wall-Mounted Mixer + Shower Kit)
- Mirror (Artus Full-Length Aluminium Frame)
- Floor (Astral Bold Weave + Poetry Apuano)

Constitution Hill

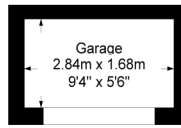
Approximate Gross Internal Floor Area = 213.2 sq m / 2295 sq ft

Garage Area = 4.7 sq m / 51 sq ft

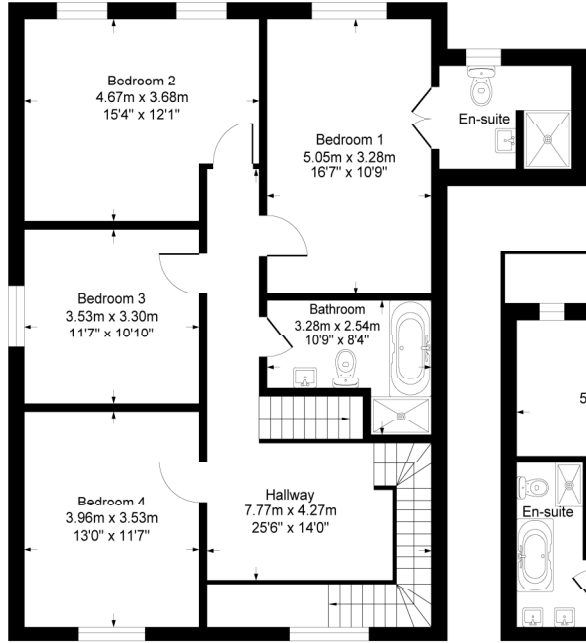
Total Area = 217.9 sq m / 2346 sq ft



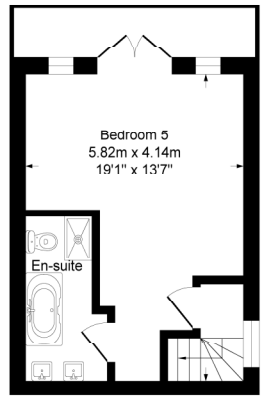
Ground Floor



Garage

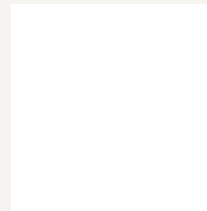


First Floor



Second Floor

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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