

Aldbury



157 CHALKWELL AVENUE, WESTCLIFF-ON-SEA

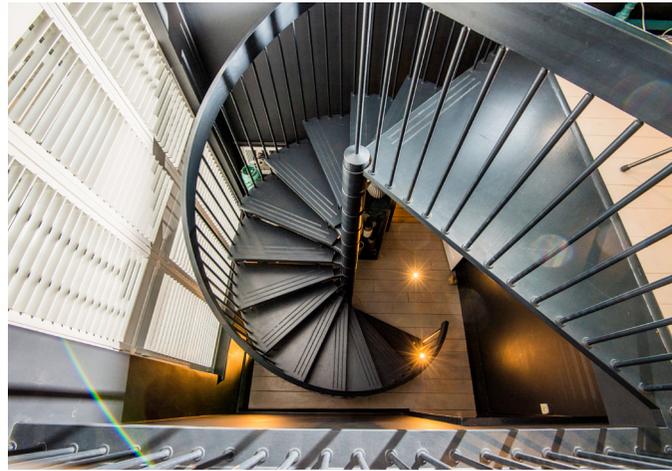
**157 CHALKWELL AVENUE,
WESTCLIFF-ON-SEA**

- Commuter friendly
- Private drive & double garage
- Coastal location
- Top-floor sea view
- Six bedrooms
- Contemporary, high-end finish
- 5,500 sq ft
- Huge open plan kitchen
- Third-floor master suite
- Evening sun-trap garden & terrace

Are you searching for an immaculate detached family home just a stone's throw from Chalkwell Esplanade and Southend's iconic coastline? Only a short walk along the seafront to London-bound rail services, 157 Chalkwell Avenue is perfectly placed for busy commuters craving the ideal work-life balance.

This beautiful contemporary home, extending over three floors, is packed with fantastic features including a top-floor master suite with estuary views, a brilliant open-plan family and living area, five further bedrooms, and an enclosed garden with a sizable lawn and terrace for al fresco entertaining.





Welcome Home

A formal brick and wrought-iron entrance reveals a block paved driveway with parking for several cars. An up-and-over electric door reveals a double garage with power and lighting, as well as storage.

Note the attractive bay windows and shrub border beneath as you step up into an enclosed and carpeted porch. Hang up your coat before arriving in the hallway, which also features a telephone entry system. This bright and airy reception space is beautifully lined with original oak flooring and coving above, while an attractive turned staircase ascends to the first floor.

Throughout the property, double glazing and gas central heating – with underfloor heating to the ground floor and the bathrooms – ensure a warm and inviting welcome no matter the season. Most of the windows are also fitted with shutters, granting complete privacy whenever desired.

Freshen up in the underfloor heated tiled cloakroom comprised of a WC, basin with mixer tap and obscured window. Then continue ahead to the amazing kitchen and family room – with alarm system – that juts out from the rear of the house.

High-end Family Living

In the kitchen, three sets of double aluminium doors open onto the fantastic al fresco terrace, complemented by aluminium windows and lantern skylights. Enhanced also with spotlights, this impressive open area is a wonderfully uplifting social hub where all the family will naturally congregate. Heated Marshall and Ball tiled flooring further reflects the light, as do the quartz and stone worksurfaces in the sleek and stylish Betty Holland fully-fitted kitchen.

Imagine playing some smooth tunes through the integrated Sonos sound system while your guests relax with a glass of wine at the breakfast bar and island, watching on while you show off the great range of appliances in your new kitchen. From the Siemens double oven and induction hob with extractor, steam oven – with warming tray – to the Siemens fridge and freezer, plus an integrated wine cooler, you have everything on hand to cater for social get-togethers and family celebrations alike. Two Miele dishwashers and a large sink with Quooker mixer tap and hot tap will help you to restore order when your guests go home. The family room is informally divided between a spacious dining area and a relaxed seating section.

The Marshall and Bull tiled flooring continues into the adjacent utility, where you will find integrated units with stone worksurface and mixer tap sink, further storage, and space for a washing machine and tumble dryer.

Doors from the kitchen and the entrance hall lead to the formal dining room. Here, ornate ceiling features and original oak flooring imbue the room with subtle elegance as you are drawn towards the garden thanks to the ultra-modern aluminium French doors.





Relax & Unwind

Returning to the entrance hall, locate the spot-lit lounge to the left. Let the generous proportions here seize your attention as your focus sweeps from the herringbone Karndean flooring to the coved high ceiling, before turning to the huge bay window, and the striking fireplace surround housing the log burner. The lounge also offers integrated TV storage units and an impactful backlit picture rail that adds extra drama to this already magnificent family lounge.

Also to the front of the house lies a bright and modern study/library – an island of calm for studious teens and remote workers alike. The characterful touches continue in the form of original oak flooring, a range of built-in bookcases with panelled cupboards beneath, bay window, and another lovely fireplace that complements the ceiling rose.

Functional Style

Accessed through an integral garage door, the rear garden, or via the secondary spiral staircase, you will find a convenient, part-panelled boot room with heated Marshall and Bull tiled floor, Butler sink alongside a reclaimed wooden storage unit, and a long line of coat hooks. What a useful facility to have when returning from a day on the beach with sandy children and a soggy dog in tow!





Extensive Accommodation

The internal lobby, adjacent to the boot room, boasts an elegant spiral staircase to the first-floor games room, which extends above the garage and connects to bedroom two – a fantastic front-facing double with panelled walls, soft carpet, built-in bed storage unit, and a wide bay window.

The spot-lit en suite incorporates Marshall and Bull flooring and tiled walls, storage, a freestanding bath with shower attachment, floating square basin vanity unit next to the toilet, and a recessed shower with glass screen and heated towel rail beside.

From the main hallway, stairs ascend to the first-floor landing with decorative features and a cosy seating area. Bedroom three, straight ahead, benefits from integrated storage and recessed shelving that flanks a feature fireplace, windows to the side and rear, carpet, coving and ceiling rose. The fourth double bedroom can be found at the back of the property behind a family bathroom that also incorporates a separate walk-in dual shower.

Bedroom five, to the front, has a pretty bay window and recessed shelving, while the sixth bedroom offers wood flooring and integrated storage, decorative touches and a side window.

Your Top-Floor Suite

157's pièce de résistance must be the immaculate and private master suite, which occupies the entirety of the second floor. A separate, carpeted landing – with storage, loft access, and side window – opens into a huge bedroom boasting an entry telecom system, air conditioning unit, and French doors and windows to your own balcony. From here you can savour a romantic drink with a loved one while gazing out over the estuary or just enjoy a quiet morning coffee.

If the integrated wardrobes aren't enough to handle your collection of clothes and shoes, then the fabulous spot-lit and fully-fitted dressing room will accommodate the overflow.

The stunning en suite could have been plucked from the brochure of a five-star hotel. Gorgeous floor and wall tiles imbue the room with warmth, inviting you to indulge in a long bubbly soak in the beautiful freestanding bath, while a walk-in wet room with shower provides a luxurious alternative on busy mornings. A dual basin with reclaimed wood vanity unit, floating loo, and obscure window overlooking the garden complete the suite.

The second-floor landing also leads to a secluded, spot-lit office with wooden floor, integrated storage and desk, entry telecom system, CCTV control, and breath-taking estuary views.

Floorplans

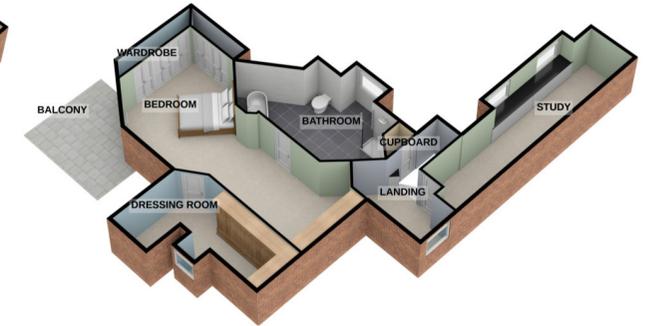
GROUND FLOOR
2389 sq.ft. (222.0 sq.m.) approx.



1ST FLOOR
2024 sq.ft. (188.1 sq.m.) approx.



2ND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA : 5680 sq.ft. (527.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

Step Outside

157 Chalkwell Avenue benefits from a large and enclosed west-facing rear garden divided between a paved terrace perfect for al fresco dining, parties, and BBQs, and a sizable, easy-to-maintain lawn where the kids can blow off some steam. The garden can also be accessed from the front of the property via a side gate.

Out & About

Nestled on the highly-desirable Chalkwell Hall Estate in Westcliff-on-Sea, 157 is only a few minutes' walk away from Chalkwell beach. Commuter trains to London Fenchurch Street and London Liverpool Street run regularly from

Chalkwell and Southend Victoria stations, taking as little as 46 minutes to reach Central London. Easy access via the A13 or the A127 will take you to the M25 and London in 30 mins.

Shopaholics will make good use of the town centre's big named brands, while socialites will be drawn by Leigh Broadway's boutique shops, bars, and eateries. Old Leigh also offers charming pubs, fresh seafood, and a vibrant social scene. Children will make the most of Southend's famous coastline and amusements, so there is always something for the whole family to enjoy.

Schools within striking distance of property include independents such as Saint Pierre (c. 0.5 miles) and Estuary High School (c. 0.8 miles). Southend High School for Boys, rated Outstanding, lies only 1.4 miles from Chalkwell Avenue.

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