

135 Chalkwell Avenue, Chalkwell, Essex. SS0 8HN

Guide Price £1,250,000 - £1,300,000 Freehold

REDUCED



Goldings
ESTATE AGENTS

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PROPERTY DESCRIPTION

****Guide Price £1,250,000 - £1,300,000**** Goldings are delighted to offer for sale this executive family home. Split over three floors, the property has been extended and sympathetically updated throughout whilst retaining much of its original character and charm. Boasting 6 bedrooms, 4 reception rooms and 3 bathrooms, the versatile accommodation on offer would be ideal for anyone looking for a new home on one of the area's most sought after roads. Further benefits include the landscaped WEST backing garden and garage with off street parking to the front. The property is perfectly located within a stone's throw of the promenade and is also within walking distance of Chalkwell train station and local amenities. We strongly recommend a viewing to fully appreciate the space that this wonderful property offers.

FEATURES

- Favoured location
- 6 Bedroom detached house
- Sea views
- 4 Reception rooms
- Garage and off street parking
- West backing garden
- Moments from the promenade
- Walking distance of Chalkwell train station



ROOM DESCRIPTIONS

Entrance

Located on the side of the property; secure multi-locking front door with glazed inserts opens into a porch area. A further set of double doors links directly with :

Grand Reception Hall

3.07m x 5.08m

A grand reception hall with stairs rising to the first floor accommodation. Double glazed lead light stained window to side aspect. Doors lead to :

Living Room

4.11m x 5.64m

Double glazed lead light window to front aspect. Feature fireplace (gas) with inset fire grate and stone hearth and surround.

Study

3.1m x 4.6m

Double glazed lead light window to front aspect. Feature fireplace with inset log burner. Bespoke wooden panelling to walls and built in book shelves / storage.

Ground Floor W.C.

Comprises of low level W.C. and circular sink unit with mixer taps. Built in cupboards with power points. Tiled floor. Obscure double glazed lead light window to side aspect.

Kitchen / Diner / Family Room

7.95m x 3.51m

The kitchen area comprises a bespoke range of base and eye level storage units complemented by the rolled edge Granite work surfaces with inset sink and mixer tap. Matching upstands and tiled splashbacks. Inset AEG 4 ring induction hob with Neff extractor fan above. Built in microwave. Inset Siemens oven. Space for an American style fridge/freezer with wine rack above. Integrated dishwasher. Wall mounted display cabinet. Breakfast bar return with space for stools. Obscured double glazed window to side aspect. Tiled floor.

The kitchen is open plan to the family / dining area with space for a large table set out underneath the lantern roof. Double glazed bi folding doors open directly onto the patio. Courtesy door links with :

Utility Room

1.91m x 3.56m

Comprises a range of base and eye level storage units with inset sink and mixer tap. Built in wine rack. Space and plumbing for washing machine. Additional oven. Recess for additional fridge/freezer. Courtesy door to garage. Double glazed window to rear with door giving access to the garden.

Snug

3.73m x 7.95m

An inviting reception area that is open plan to the family / dining area at the rear of the property.

First Floor Landing

Stairs rise again to the second floor accommodation. Lead light double glazed stained window to side aspect. Doors lead to :

Bedroom Two

4.67m x 5.08m

Double glazed lead light window to front aspect. This room benefits from fitted wardrobes to one wall. Courtesy door links with :

En-Suite

4.27m x 4.6m

A part tiled room comprising of a walk-in shower cubicle, low level W.C and a wash hand basin with storage beneath. Obscure double glazed window lead light window to side aspect. Heated towel rail.

Bedroom Three

3.48m x 5.66m

A dual aspect room with double glazed lead light window to front and side. Door giving access to balcony. This room benefits from a fitted, double width wardrobe.

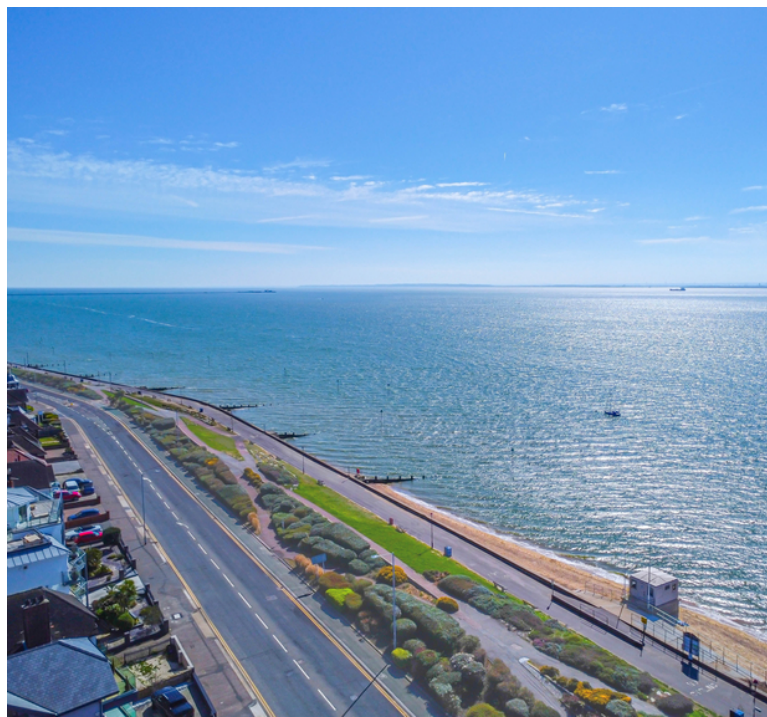
Bedroom Four

3.51m x 4.9m

Double glazed window to rear aspect with views over the garden and towards the Estuary.

Bedroom Five

3.12m x 4.04m



FLOORPLAN & EPC

