



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Chadwick Road, Chalkwell-On-Sea



**Morgan Brookes believe** - This incredible detached family home sits on one of the most prestigious roads in Chalkwell & offers three floors of contemporary accommodation with an abundance of character throughout! The large family room at the rear of the property comprises of a stunning kitchen with ample dining/sitting areas & provides the perfect space to entertain with friends & family.

**Our Sellers love** - Summer days spent by the pool or at the beach making precious memories, taking a stroll into Leigh for a spot of lunch & morning dog walks in Chalkwell Park, everything about this location they have grown to love.

### Key Features

- A Hugely Extended Contemporary Home.
- Practically Re-built & Designed With No Expense Spared.
- Stunning Kitchen with Dining/Sitting Areas & Utility Room.
- Four Double Bedrooms & Three Bathrooms.
- Master Bedroom with En-Suite, Walk in Wardrobe & Balcony.
- Landscaped Garden with Heated Swimming Pool.
- Driveway Providing Off-Street Parking with Garage.
- Short Walk To Chalkwell Beach, Park & Tennis Courts.

**Guide Price £1,300,000  
- £1,350,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Chadwick Road, Chalkwell-On-Sea

## Entrance

Double wooden doors leading to:

## Entrance Hallway

**17' 5" x 10' 6" (5.30m x 3.20m)**

Stairs leading to first floor accommodation, under stairs storage area, part paneled walls, tiled flooring with under floor heating, full height doors leading to rear reception room.

## Living Room

**13' 6" x 12' 11" (4.11m x 3.93m)**

Double glazed sash bay window to front aspect, feature fireplace fitted with a log burner, integrated storage areas, decorative cornice to a smooth ceiling, carpeted flooring with under floor heating.

## Family Room

**30' 4" x 24' 8" (9.24m x 7.51m)**

Double glazed windows to side aspect, double glazed sliding doors leading to rear aspect, three double glazed skylight windows, fitted with a range of base & wall mounted units, corian worktop work surfaces incorporating double ceramic butler sink, five point halogen hob with extractor fan over, two double AEG ovens, integrated fridge freezer, integrated combi microwave, integrated dishwasher, larder, coffee machine, island incorporating banquette dining area & breakfast bar, tiled flooring with under floor heating, door leading to:

## Utility Room

**10' 9" x 5' 6" (3.27m x 1.68m)**

Obscure double glazed sash window to side aspect, stable door leading to side aspect, space & plumbing for appliances, storage area, heating system, tiled flooring with under floor heating.

## Cloakroom

**11' 5" x 3' 3" (3.48m x 0.99m)**

Obscure double glazed sash window to aspect, wall mounted hand basin, low level W/C, surface mounted copper piping, part panelled walls, tiled floor with under floor heating.

## First Floor Landing

**15' 3" nt 11' 4" x 14' 10" nt 10' 10" (4.64m x 4.52m)**

Obscure double glazed sash windows to front & side aspects, stairs leading to second floor accommodation, raw metal radiators, carpeted flooring, doors leading to:

## Second Bedroom

**17' 0" x 12' 11" (5.18m x 3.93m)**

Double glazed sash bay window to front aspect, raw metal radiator, carpet flooring, door leading to:



**01268 755626**

**morganbrookes.co.uk**

**Guide Price  
£1,300,000 -  
£1,350,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**En-Suite****9' 2" x 3' 3" (2.79m x 0.99m)**

Obscure double glazed sash window to side aspect, shower cubicle incorporating raised shower system over, wash hand basin, low level W/C, smooth ceiling, partly tiled walls, tiled flooring.

**Third Bedroom****13' 9" nt 10' 1" x 10' 9" nt 8' 10" (4.19m x 3.27m)**

Double glazed corner window to rear aspect, raw metal radiator, carpet flooring.

**Fourth Bedroom****10' 9" x 10' 9" (3.27m x 3.27m)**

Double glazed window to rear aspect, raw metal radiator, carpet flooring.

**Family Bathroom****9' 11" x 7' 1" (3.02m x 2.16m)**

Double glazed window to rear aspect, stainless steel free standing bath, wash hand basin with stainless steel legs, high level W/C, tiled flooring.

**Second Floor Accommodation****9' (restricted head height) x 5' 8" (2.74m x 1.73m)**

Double glazed sash window to side aspect, eaves/loft space, vaulted ceiling, carpet flooring, door leading to:

**Master Bedroom****15' 5" x 13' 6" (4.70m x 4.11m)**

Vaulted ceiling incorporating double glazed skylight windows, double glazed sliding doors leading to balcony, two eaves storage areas, raw metal radiator, carpet flooring, sliding barn doors leading to:

**En-Suite****10' 5" x 13' 6" (3.17m x 4.11m)**

Vaulted ceiling incorporating double glazed skylight window, walk in double shower, raised shower system over with wall mounted control panel, wash hand basin with brass legs, low level W/C, tiled flooring.

**Walk In Wardrobe****7' (restricted head height) x 5' 11" (2.13m x 1.80m)**

Double glazed skylight window, fitted wardrobes, carpet flooring.

**Balcony**

Glass & stainless steel balustrade.

**Rear Garden**

Raised seating area with balconette balustrade, marble effect tiled flooring, partly laid to lawn, heated swimming pool.

**Front Of Property**

Driveway providing off-road parking for vehicles, access to:

**Garage/Car Port****16' 8" x 8' 9" (5.08m x 2.66m)**

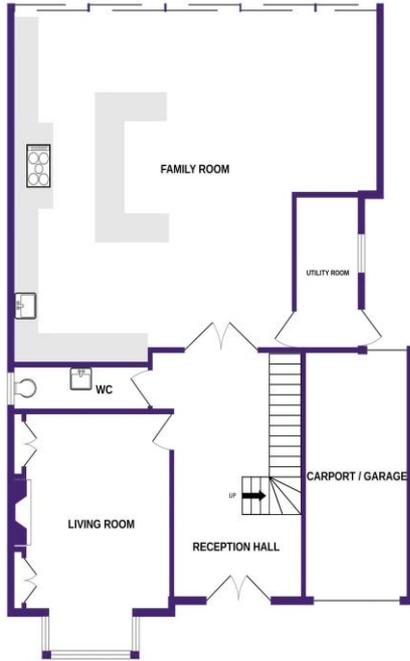
Electric roller doors leading to front & rear aspects, power & lighting, housing swimming pool utilities.



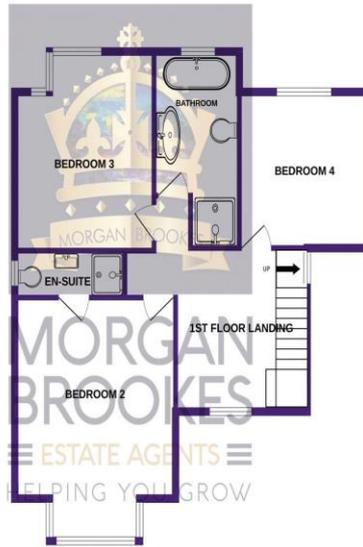
01268 755626

morganbrookes.co.uk

GROUND FLOOR  
1295 sq.ft. (120.3 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

