



Guide price £750,000  
Grosvenor Mews, SS0



3

Bedrooms



2

Bathrooms

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ELM COTTAGE, WESTCLIFF-ON-SEA. We are delighted to exclusively present this unique and charming 1930's period detached property, formerly a coach house, situated within the Chalkwell Hall Estate. This property is not only charming in character but has been beautifully and artistically renovated by the current owner; it offers a modern interior design, fused with eclectic styling and elegance. You will be stunned by the chic and sleek décor, which streams throughout. It offers a modern kitchen/diner, further extending to an exquisite lounge. The high-end finish continues to the first floor, where you will find three double bedrooms (one with an ensuite) and not forgetting that sea view from the master bedroom and a separate family bathroom. Outside you will be encapsulated by newly landscaped south and west facing gardens and car space for two cars, including a newly installed secured electric gating system: providing the perfect balance for that internal/external coastal experience.



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The property is neatly 'tucked' away within a quiet mews, less than 2-minute walk to the waterfront. So, if you are looking for that coastal experience, and a property that provides stylish and contemporary living, this property is for you.

With an extensive number of restaurants and cafés within short distance, it is the perfect place to kick-back and enjoy time with family and friends.

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### Front Driveway

Electric sliding gate to drive way and garden area.

### Front Door

To porch, with door to storage cupboard, door to dining room, stairs to first floor, parkay underfloor heating.

### Dining Room *5.48m x 3.02m (17.98ft x 9.92ft)*

Double glazed windows to front, plantation fitted shutters, double doors to lounge, parkay underfloor heating, chimney breast with log burner, access to kitchen.

### Lounge *6.71m x 4.19m (22.03ft x 13.75ft)*

Double glazed windows to front, plantation fitted shutters, radiator, parkay underfloor heating.

### L' Shaped modern Fitted Kitchen

Double glazed windows to rear and side, a range of fitted wall and base units, work surface, sink with modern pull down spray tap, fitted fridge and washing machine, fitted oven, grill and hop with extractor over, tiled splash walls, storage cupboard housing large fridge freezer and tumble dryer, parkay underfloor heating.

### **First Floor Landing**

Access to all rooms, double glazed window to rear, loft hatch with drop down ladder, radiator, two storage cupbards.

### **Bedoom One** *4.20m x 3.64m (13.79ft x 11.95ft)*

Double glazed double doors and windows to front south west facing balcony, plantation fitted shutters, radiator..

### **Bedroom Two** *4.05m x 3.02m (13.29ft x 9.90ft)*

Double glazed windows to front, plantation fitted shutters, radiator.

### **Bedroom Three** *3.11m x 4.25m (10.20ft x 13.96ft)*

Double glazed windows to front, plantation fitted shutters, radiator, door to en-suite shower room.

### **En-Suite**

Double glazed frosted window to side, WC, hand wash basin, tiled underfloor heating, heated towel rail, walk in shower with fully tiled splash walls, extractor fan.

### **Main Bathroom**

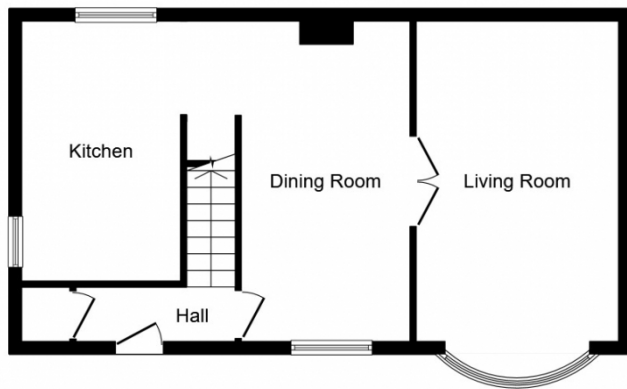
Double glazed frosted windows to side, plantation fitted shutters, spot lights, WC, hand wash basin, free standing bath with feature taps over, electric wall heater, fully tiled flooring.

### **South Facing Raer Garden**

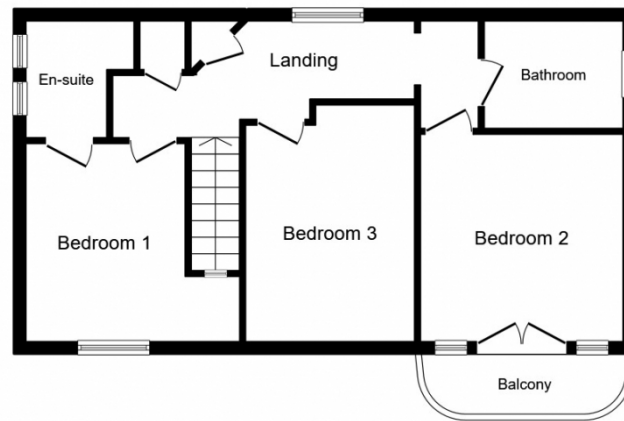
Paved patio area to lawn with borders and storage shed.



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**Ground Floor**



**First Floor**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

