



ST. HILDA'S

~ CHALKWELL ~

IMPERIAL AVENUE

ST. HILDA’S MEWS ~ WESTCLIFF-ON-SEA ~ ESSEX ~ SS0 8FL



# ST. HILDA’S

~ CHALKWELL ~

Set in a quiet tree-lined avenue, St. Hilda’s provides the best of both worlds. It’s the ideal place for families seeking a fantastic space to live and grow, or for individuals and couples wishing to make the most of the area. Four spacious townhouses and fourteen stylish apartments bring fresh, modern living to this prestigious neighbourhood.

Perfectly positioned for work and play, the location is wonderfully peaceful. Yet all the hustle and bustle you could desire is just moments away. Living at St. Hilda’s gives you choice: an abundance of local eateries, excellent leisure facilities, a vibrant arts scene and with Chalkwell station within walking distance, London is less than an hour away by train.

IMPERIAL AVENUE



# St.Hilda’s, Imperial Avenue: a desirable location

The street name itself evokes something of its history. A broad, leafy avenue flanked by grand houses, it retains its old style elegance and charm. A short walk away is Chalkwell Park: with its peaceful rose garden, tennis courts and children's play areas, it's a great spot to relax and unwind.



## Ideally placed to explore the area's natural attractions

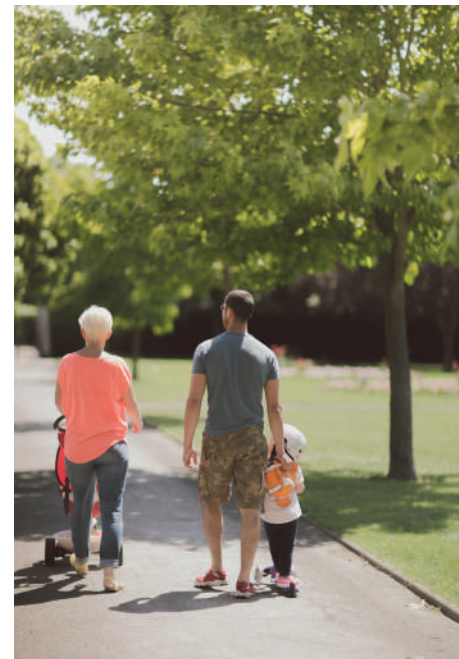
The seafront is a stone's throw away. Stroll along the promenade for ice cream, watch the paddle boarders glide by or join the brave all-weather swimmers - whatever your passion, the estuary has an allure all of its own. Jump on your bike and cycle along the seafront to Shoeburyness or take the Prittle Brook to ancient Belfairs Woods.





LOCATION

“St. Hilda’s is a secluded haven ideal for enjoying everything the area has to offer: fresh coastal air, a lively urban scene and the stimulating local culture.”







ST. HILDA'S  
CHALKWELL

St. Hilda's Mews

St. Hilda's is brought to you by Lacey, the company behind Leigh-on-Sea's landmark Eden Point development. Four townhouses and fourteen apartments provide contemporary and spacious living. Each home is crafted with attention to detail and finished to a high standard throughout.

Townhouse plans	p.20 – 21
Apartment plans	p.24 – 29



Townhouses NO.1 – 4

Nestled in a secluded mews, the three-storey townhouses boast five bedrooms apiece. Modern and airy, the accommodation gives you flexibility: you may prefer to use one of the spaces as a perfect home office. Private driveways accommodate two parking spaces each.

Apartments NO.1 – 14

The fourteen spacious apartments are ideal either for couples starting out or those wishing to downsize. Finished to a high specification, the apartments provide modern living in a classic setting. Each has its own dedicated parking space, with apartments 11 & 12 benefitting from additional spaces.



## Stylish townhouses designed with busy families in mind

The open-plan living environment draws people together whilst the generous living space means everyone can find a zone of their own.



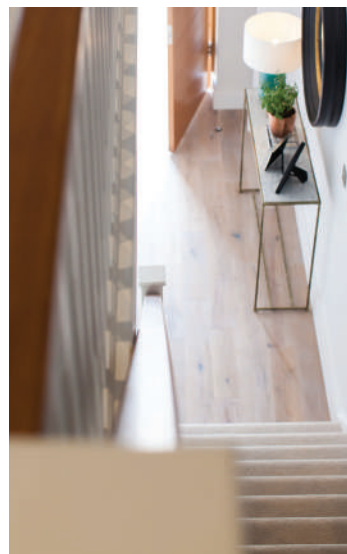




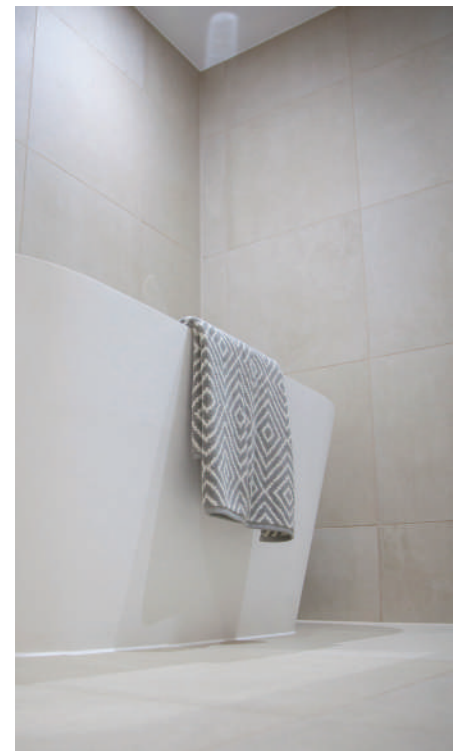
Townhouse Kitchen and Dining



LIVING



BATHROOMS





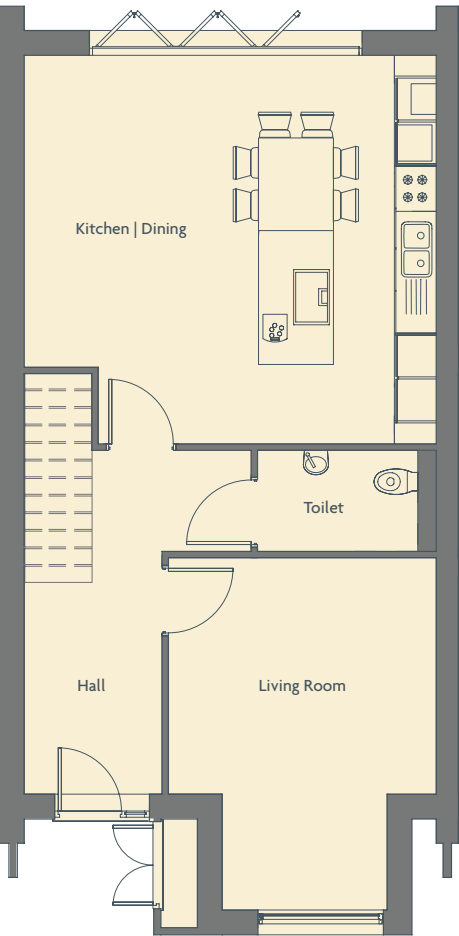




# Townhouses

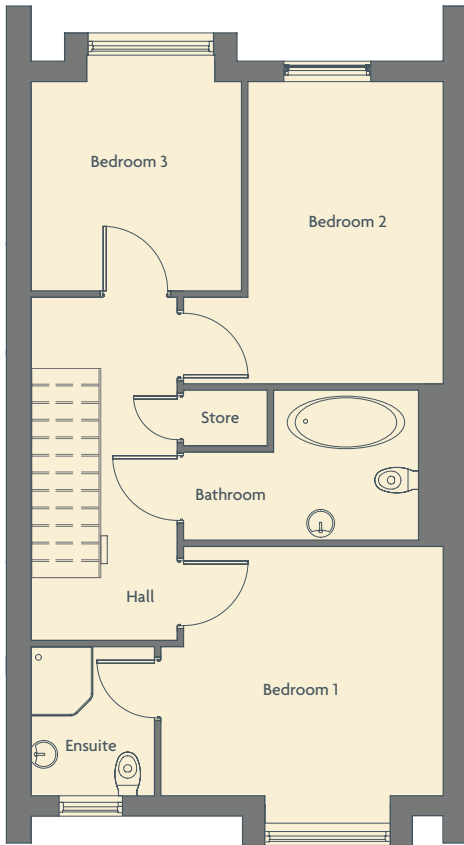
## No.1 – 4

Five bedrooms, two bathrooms plus ensuite shower room to the master bedroom and additional ground floor washroom. Large kitchen/diner for entertaining and separate living room, garden and two parking spaces.



GROUND FLOOR

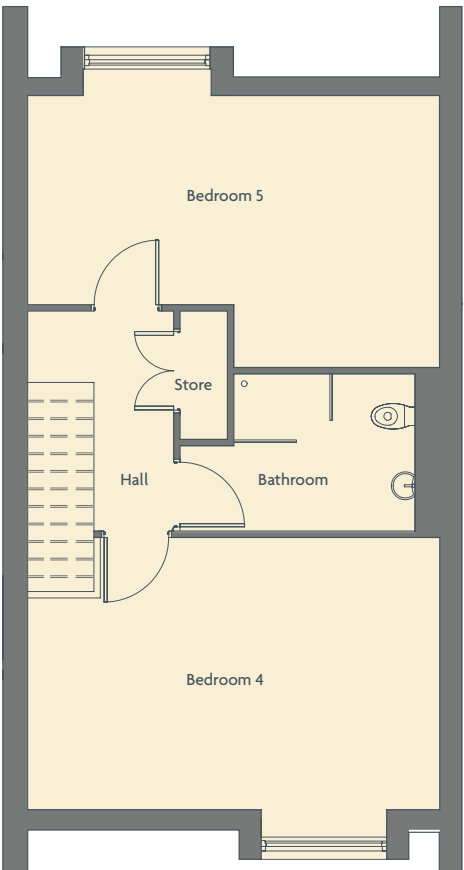
	METRIC	IMPERIAL
Kitchen   Dining	5.91 x 5.58	19' 5" x 18' 4"
Living Room	3.84 x 5.05	12' 8" x 16' 7"



FIRST FLOOR

	METRIC	IMPERIAL
Bedroom 1	4.05 x 3.55	13' 4" x 11' 8"
Bedroom 2	2.80 x 4.30	9' 3" x 14' 1"
Bedroom 3	3.02 x 2.97	9' 11" x 9' 9"

Front Elevation



SECOND FLOOR

	METRIC	IMPERIAL
Bedroom 4	5.91 x 3.91	19' 5" x 12' 10"
Bedroom 5	5.91 x 3.90	19' 5" x 12' 10"

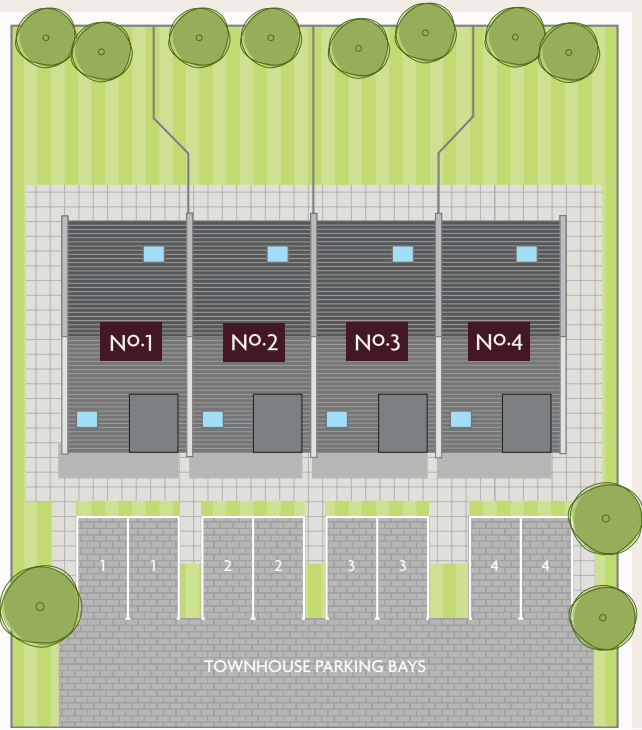
### Total internal measurements for each Townhouse

		METRIC	IMPERIAL
1-4	Total (Internal)	190 sqm	2046 sq ft

### External measurements (inc garden)

No.1	Rear Garden	9.86 x 9.16	30' 0" x 32' 5"
	Total (External)	110 sqm	1184 sq ft
No.2	Rear Garden	6.28 x 9.16	20' 7" x 32' 5"
	Total (External)	75 sqm	807 sq ft
No.3	Rear Garden	6.32 x 9.16	20' 9" x 32' 5"
	Total (External)	75 sqm	807 sq ft
No.4	Rear Garden	8.75 x 9.16	28' 9" x 32' 5"
	Total (External)	104 sqm	1119 sq ft

### Site plan – including garden & parking bays



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## Light and airy apartments

Perfect for individuals, couples and smaller families who want to be close to the action whilst feeling they're a world away. Finished to a high standard, the apartments provide the best in contemporary living.





# Apartments No.1 – 5

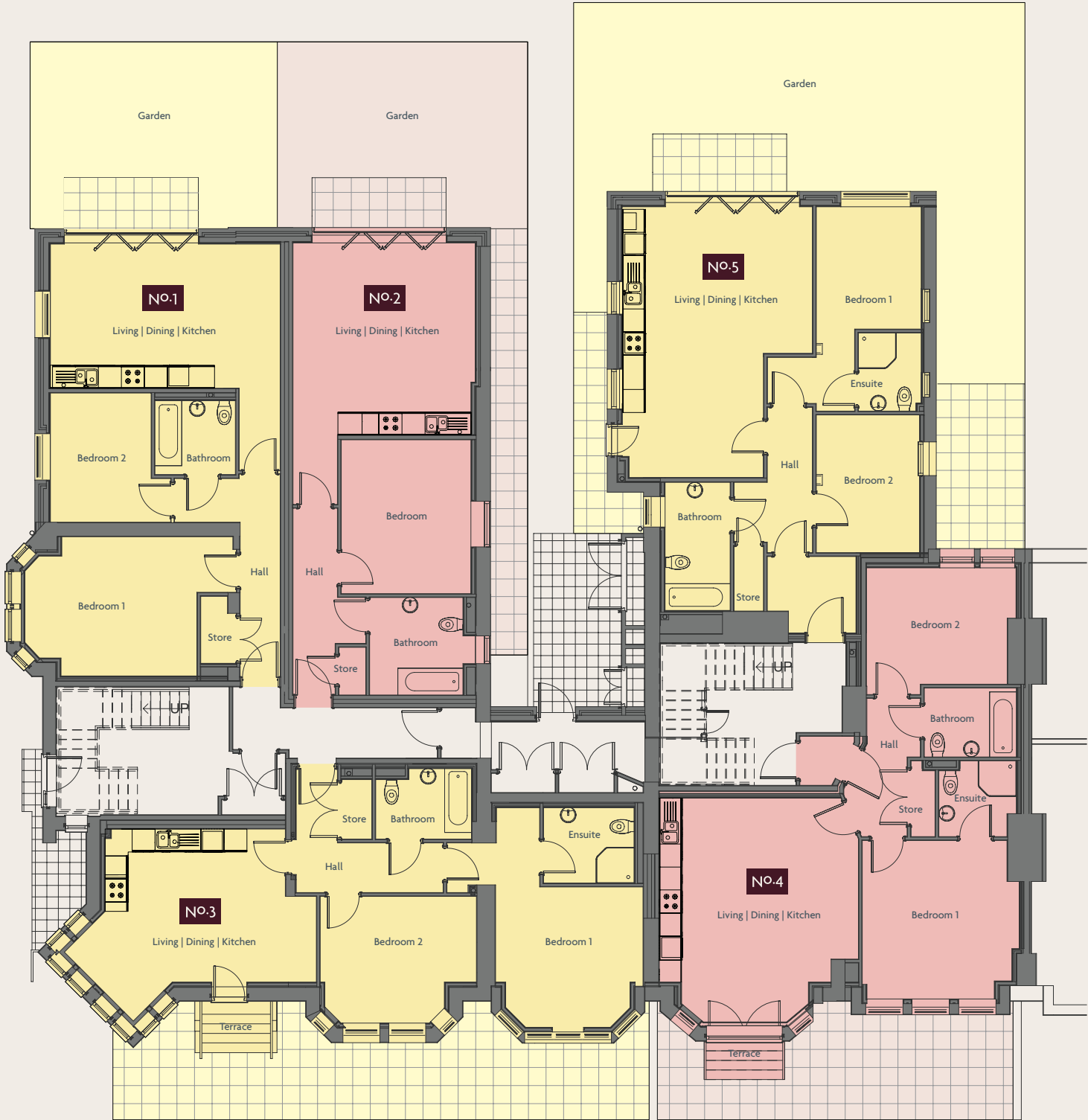
One and two bedroom ground floor apartments with gardens or front terraced area. Combined living/dining/kitchen area provides airy open plan living. One parking space per apartment.

## GROUND FLOOR

	AREA	METRIC	IMPERIAL
No.1	Living   Kitchen   Dining	6.00 x 3.76	19' 9" x 12' 4"
	Bedroom 1	4.49 x 3.64	14' 9" x 11' 11"
	Bedroom 2	2.64 x 3.37	8' 8" x 11' 1"
	Terrace   Garden Area	6.38 x 4.85	20' 9" x 15' 9"
	Total (Internal)	69 sqm	741 sq ft
	Total (External)	31 sqm	334 sq ft
No.2	Living   Kitchen   Dining	4.65 x 5.01	15' 3" x 16' 6"
	Bedroom	3.39 x 4.02	11' 2" x 13' 2"
	Terrace   Garden Area(exc. side areas)	6.50 x 4.85	21' 3" x 15' 9"
	Total (Internal)	55 sqm	595 sq ft
	Total (External)	44 sqm	474 sq ft
No.3	Living   Kitchen   Dining	5.52 x 4.00	18' 1" x 13' 2"
	Bedroom 1	3.85 x 3.67	12' 8" x 12' 1"
	Bedroom 2	4.08 x 3.31	13' 5" x 10' 10"
	Terrace   Garden Area	14.20 x 3.15	46' 6" x 10' 3"
	Total (Internal)	74 sqm	799 sq ft
	Total (External)	37 sqm	398 sq ft
No.4	Living   Kitchen   Dining	5.20 x 5.84	17' 1" x 19' 2"
	Bedroom 1	4.10 x 4.14	13' 6" x 13' 7"
	Bedroom 2	3.91 x 3.01	12' 10" x 9' 11"
	Terrace   Garden Area	9.29 x 3.14	30' 4" x 10' 3"
	Total (Internal)	73 sqm	783 sq ft
	Total (External)	24 sqm	258 sq ft
No.5	Living   Kitchen   Dining	4.97 x 7.07	16' 4" x 23' 2"
	Bedroom 1	2.74 x 3.29	9' 0" x 10' 10"
	Bedroom 2	2.70 x 3.60	8' 10" x 11' 10"
	Terrace   Garden Area(exc. side areas)	11.65 x 4.90	38' 2" x 16' 1"
	Total (Internal)	76 sqm	822 sq ft
	Total (External)	88 sqm	947 sq ft

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Front Elevation – Ground Floor





# Apartments No.6 – 10

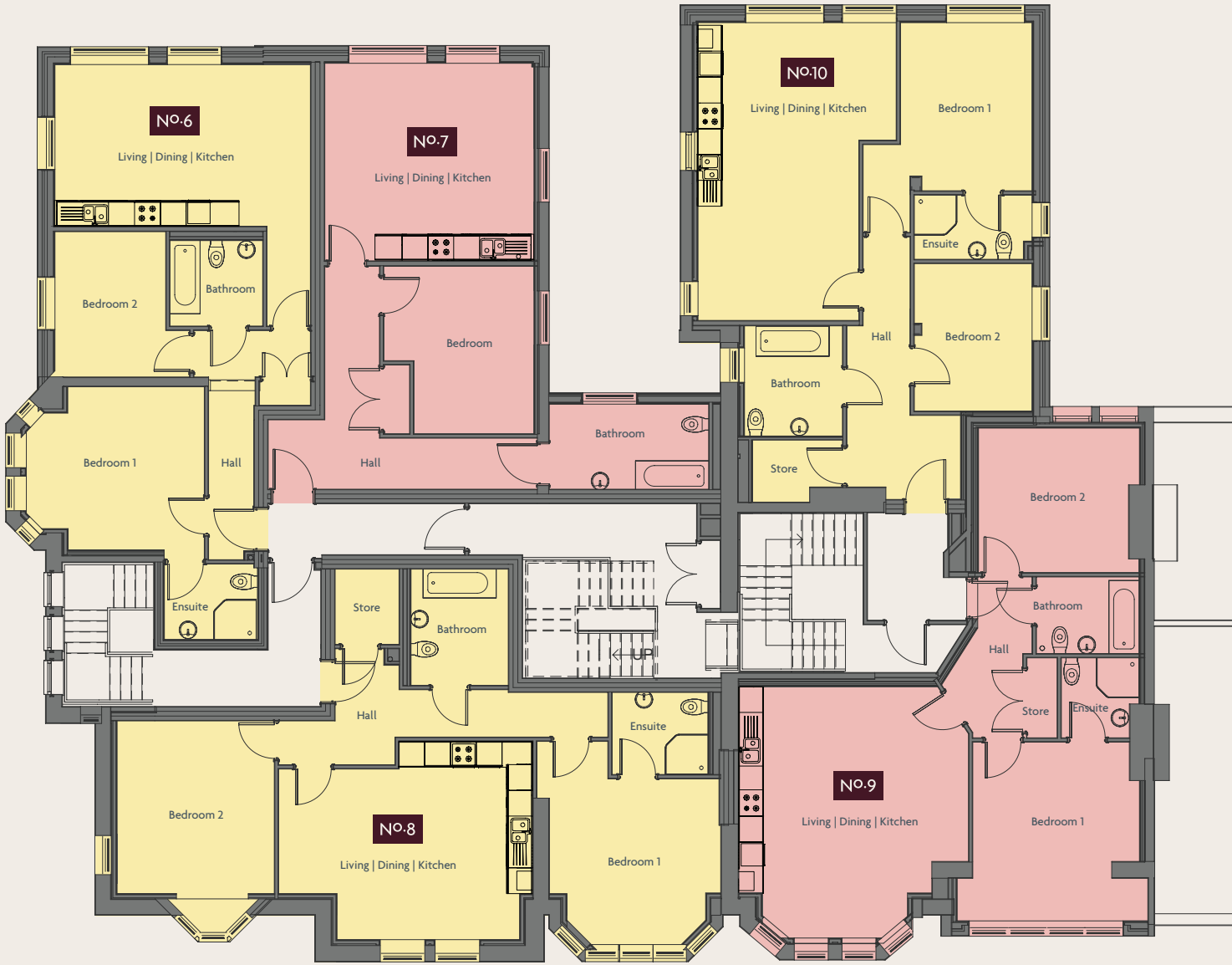
One and two bedroom first floor apartments. Combined living/dining/kitchen area provides airy open plan living. One parking space per apartment.

FIRST FLOOR

AREA			METRIC		IMPERIAL	
No.6	Living   Kitchen   Dining		5.95	x 3.76	19' 6"	x 12' 4"
	Bedroom 1		4.14	x 3.80	13' 7"	x 12' 5"
	Bedroom 2		2.58	x 3.78	8' 6"	x 11' 1"
	Total		68 sqm		734 sq ft	
No.7	Living   Kitchen   Dining		4.86	x 4.59	16' 0"	x 15' 0"
	Bedroom		3.49	x 3.89	11' 6"	x 12' 10"
	Total		59 sqm		633 sq ft	
No.8	Living   Kitchen   Dining		5.90	x 4.61	19' 5"	x 15' 2"
	Bedroom 1		4.23	x 3.85	13' 11"	x 12' 8"
	Bedroom 2		3.66	x 4.01	12' 0"	x 13' 2"
	Total		81 sqm		874 sq ft	
No.9	Living   Kitchen   Dining		5.34	x 6.01	17' 6"	x 19' 9"
	Bedroom 1		3.88	x 4.15	12' 9"	x 13' 8"
	Bedroom 2		3.74	x 3.36	12' 4"	x 11' 0"
	Total		73 sqm		783 sq ft	
No.10	Living   Kitchen   Dining		4.61	x 6.92	15' 2"	x 22' 9"
	Bedroom 1		3.06	x 3.91	10' 1"	x 12' 10"
	Bedroom 2		2.74	x 3.43	9' 0"	x 11' 3"
	Total		77 sqm		833 sq ft	

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Front Elevation – First Floor





# Apartments No. 11 – 14

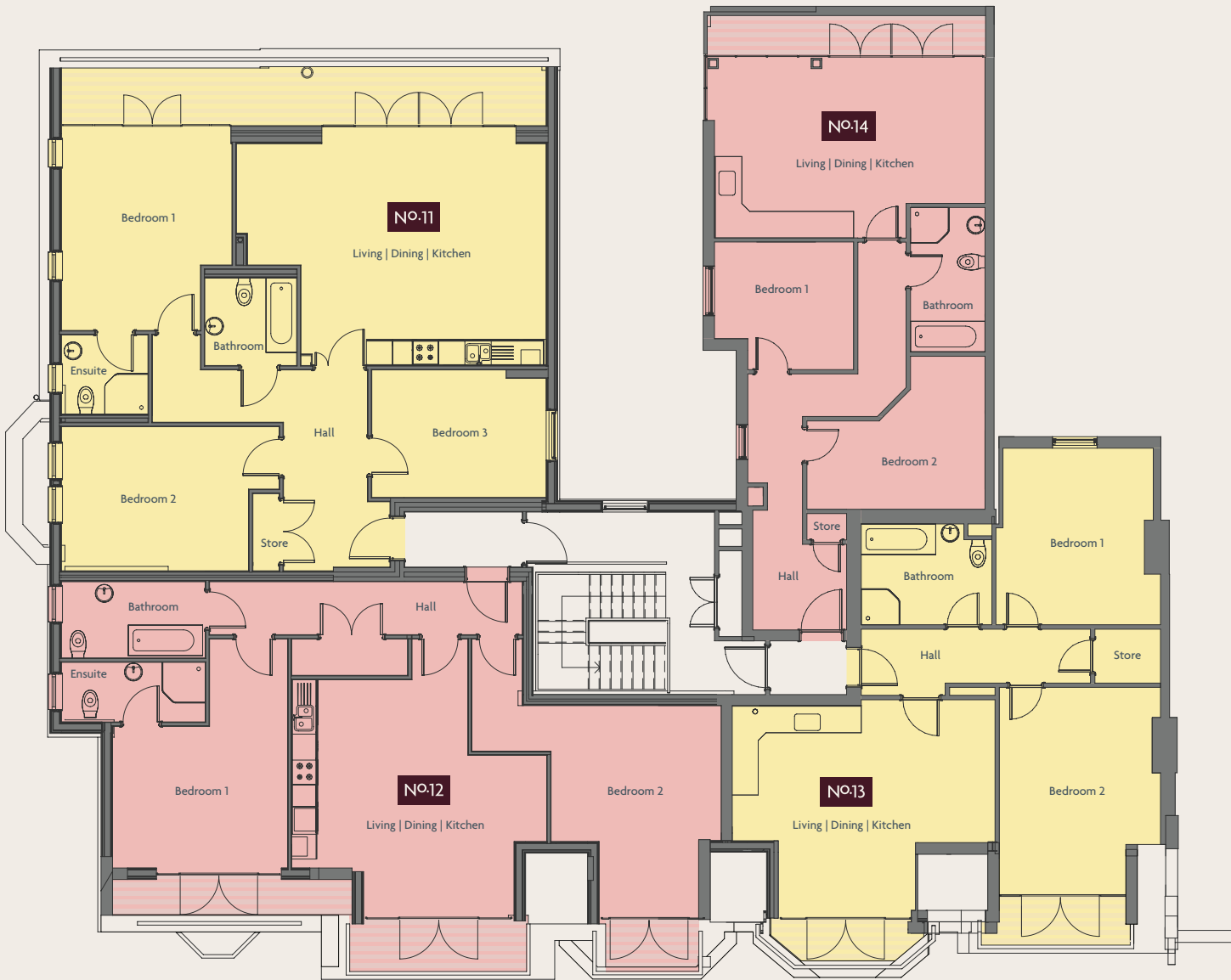
One, two and three bedroom second floor apartments. All apartments have timber-decked balconies providing south-facing views. Combined living/dining/kitchen area provides airy open plan living. Two parking spaces per apartment for nos 11 & 12; one parking space each for nos 13 & 14.

## SECOND FLOOR

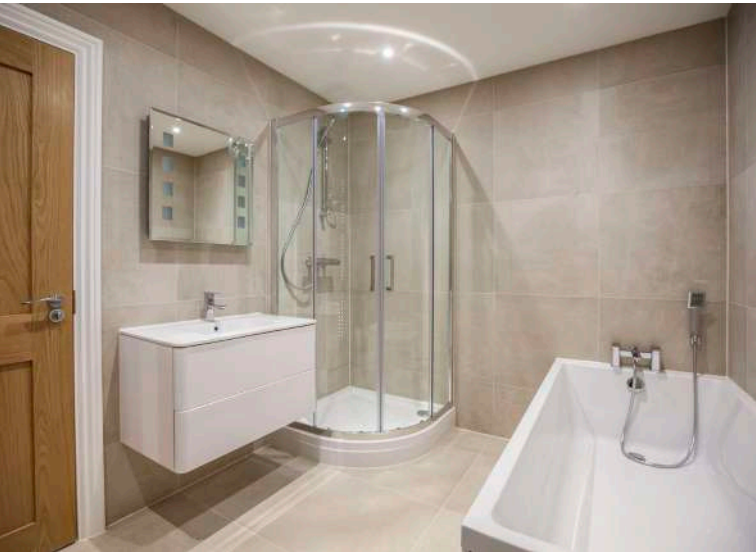
	AREA	METRIC	IMPERIAL
No.11	Living   Kitchen   Dining	7.09 x 5.08	23' 3" x 16' 8"
	Bedroom 1	3.90 x 4.53	12' 10" x 14' 11"
	Bedroom 2	4.28 x 3.30	14' 1" x 10' 10"
	Bedroom 3	3.99 x 2.92	13' 1" x 9' 7"
	Terrace	5.43 x 0.95	17' 10" x 3' 2"
	Total (Internal)	104 sqm	1115 sq ft
No.12	Living   Kitchen   Dining	5.84 x 5.43	19' 2" x 17' 10"
	Bedroom 1	4.00 x 5.35	13' 2" x 17' 7"
	Bedroom 2	3.89 x 4.85	12' 10" x 15' 11"
	Terrace 1	3.50 x 1.50	11' 6" x 4' 11"
	Terrace 2	3.40 x 0.95	11' 2" x 3' 2"
	Terrace 3	2.13 x 1.13	7' 0" x 3' 9"
No.13	Living   Kitchen   Dining	6.00 x 4.83	19' 7" x 15' 8"
	Bedroom 1	3.63 x 4.80	11' 9" x 15' 7"
	Bedroom 2	3.76 x 4.00	12' 3" x 13' 1"
	Terrace 1	3.20 x 1.05	10' 5" x 3' 4"
	Terrace 2	3.40 x 1.10	11' 2" x 3' 6"
	Total (Internal)	73 sqm	786 sq ft
No.14	Living   Kitchen   Dining	6.18 x 4.10	20' 3" x 13' 5"
	Bedroom 1	3.18 x 2.90	10' 4" x 9' 5"
	Bedroom 2 (largest point)	4.01 x 3.50	13' 2" x 11' 4"
	Terrace	6.18 x 0.90	20' 3" x 2' 10"
	Total (Internal)	66 sqm	710 sq ft
	Total (External)	5 sqm	54 sq ft

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Front Elevation – Second Floor









SPECIFICATIONS

The finest fixtures & fittings

General

10 year BLP warranty  
Aluminium/double glazed windows & patio doors  
Smoke and carbon monoxide detection to apartments  
Heat detection to kitchens  
Gas central heating supplied to all apartments  
Brushed stainless steel or white light switches, sockets and dimmers  
Off street parking (one/two spaces per apartment dependent on allocation)  
Cycle store area  
Communal planted front garden  
Intercoms, personal key fob entry system  
Separate metering for gas, water and electric for each apartment  
Traditional designed fire rated doors to apartments. Modern solid doors to houses

TOWNHOUSE SPECIFICATION ALSO INCLUDES:

Freestanding stone baths to family bathroom  
Under floor heating supplied using a wet system to the ground floor only  
High quality built in wardrobes to master bedrooms  
Driveways for 2 cars

Bathroom | Ensuite | Shower

Bespoke showers, taps and fittings  
Custom drawer vanity units with integrated basins  
Walk in showers with full ceramic tiles  
Baths with shower mixer  
Wall hung WC with soft close seating and dual flush  
Integrated chrome heated towel rails  
Shaver points  
Seamless ceramic tiling

Kitchen | Breakfast

Contemporary Leicht kitchens designed by Kube with soft closing cabinetry and drawer units  
Blanco sink and tap  
Siemens fully integrated dishwasher  
Siemens multi-function oven  
Siemens induction hobs or extra wide hob  
Siemens chimney hood  
Siemens integrated fridge freezer  
Siemens washer/dryer  
Quartz worktops

TOWNHOUSE SPECIFICATION ALSO INCLUDES:  
Island in kitchens with 2 x multi-function ovens (one with steam and microwave function ability), 2 x fridges/freezers

Floor Finishes

Twist pile carpeting to bedrooms  
Solid wood flooring to hall, kitchen and lounge  
Ceramic tiled floors to bathrooms and ensuites

TOWNHOUSE SPECIFICATION ALSO INCLUDES:  
Twist pile carpeting to lounge

Audio | Visual | Lighting

Central satellite system with outlets in lounges and master bedrooms  
TV points to all bedrooms  
Cabling fitted for occupant's AV installation  
Telephone connections – BT Master with points to lounges and master bedrooms  
Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels  
LED downlights to all rooms except bedrooms

Terrace | Balcony

External feature lighting  
Timber decking to balconies  
Paving to terraces

Disclaimer –

Please note that the computer generated images (CGI's), elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential changes. Computer generated images are for illustrative purposes only. Please ask the Sales Advisor for information about SAP ratings. Stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please ask the Sales Advisor for further details. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and Lacey Developments reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. July 2017.





LOCATION

Within easy reach of  
the coast and the capital

Chalkwell train station is a 15 minute walk away where regular trains take you to London Fenchurch Street in less than an hour. Southend Airport, only ten minutes in a taxi, makes travel for business or pleasure a dream. By car St. Hilda's is also accessible via the A12, A13 and A127.



DEVELOPMENT TEAM

Lacey  
Developer

Stanley Bragg  
Architect

Baines + Partners  
Project Manager & Quantity Surveyor

Fowler & Spenceley  
Property Management

Fully Interiors  
Interior Design

Friday  
Creative Design & Marketing

Sole selling agent

**appointmoor**  
estate agents

For further information or to arrange an  
appointment please contact us on:

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Alternatively, visit the St. Hilda's  
website at: sthildas-chalkwell.co.uk



**ST. HILDA'S**  
~ CHALKWELL ~

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