

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £500,000 - £550,000**

55 Church Road, Shoeburyness, Essex, SS3 9EU



**Impeccably refurbished and upgraded throughout, this stunning two/three-bedroom home in the sought-after South Shoebury area offers modern, versatile living. Highlights include a sleek open-plan layout, a fully fitted kitchen, and the option of a third bedroom or home office. The landscaped rear garden provides a private outdoor retreat, while off-road parking adds convenience. Perfectly positioned near local amenities, schools, and transport links, this move-in-ready property is offered with No Onward Chain. Don't miss out—book your viewing today!**

**Overview:** This stunning home has been extensively modernised and upgraded to an exceptional standard. Formerly a Three bedroom layout, it has been thoughtfully reconfigured to now include a walk-in Dressing Room/Nursery adjoining the principal bedroom, alongside a Guest room. During the current ownership, the property has been completely transformed with high-end fixtures and fittings, including a ground-floor guest WC, a luxurious four-piece family bathroom, and a ground-floor home office (or potential third bedroom).

The rear extension has created a breath-taking 'show home' style living space, featuring a sleek, contemporary kitchen/diner and family room. The kitchen boasts integrated appliances, a concealed boiler, and a large breakfast bar with a Rangemaster six-burner hob, a stylish cylinder extractor, ample storage, and an under-counter wine cooler. Semi-open-plan to the extension, the light-filled family room impresses with its striking glass roof lantern and nearly full-width bi-fold doors, opening onto the generously sized, landscaped rear garden.

This is truly a home to be seen to be appreciated—book your viewing today!



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.  
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- *Character Semi-Detached Family Home: Upgraded and modernised to an exceptional standard with a contemporary twist.*
- *Open-Plan Living Space: Features a fully integrated Kitchen/Dining area and Family Room.*
- *Impressive Family Room: Boasts a stunning glass roof lantern and nearly full-width bi-fold doors leading to the rear garden.*
- *Convenient Ground Floor Guest Cloakroom/WC*
- *Versatile accommodation; Option of third floor ground floor bedroom / or Home Office*
- *Main Bedroom Suite: Includes a walk-in Dressing Room (formerly Bedroom Three).*
- *Luxurious Bathroom: Bespoke four-piece suite with a freestanding bath.*
- *Quality Finishes: Solid wood flooring throughout the ground floor.*
- *Prime School Catchment: Within the sought-after Shoeburyness High School catchment area.*
- *Historical and Scenic Location: Situated on the popular Church Road, close to St. Andrews Church (circa 1100 AD) and just a 5-minute walk to Shoebury Common with its beach hut-lined promenade and Blue Flag beach.*

## **The Accommodations comprises**

**Entrance via:** Composite entrance door inset with a pair of obscure double glazed inserts through to;

### **Reception Hallway: 16'9" x 7'9" (max) (5.1m x 2.36m (max))**

Stairs rising to first floor accommodation with spindle balustrade and panelled door to under stairs storage cupboard. Radiator inset to decorative cabinet. Solid oak wood flooring. Part glazed door through to Kitchen/Family Room. Smooth plastered ceiling. Panelled door to;

**Inner Lobby:** Solid oak wood flooring. Panelled door to Home Office/Potential Ground Floor Bedroom. Smooth plastered ceiling. Further panelled door to;

**Ground Floor Guest Cloakroom / WC:** uPVC double glazed window to side aspect. Solid oak wood flooring. The modern white two piece suite comprises dual flush WC and vanity wash hand basin with mixer tap over and storage cupboard under. Wall mounted extractor fan. Attractive wood panelling to dado height. Smooth plastered ceiling.

### **Home Office / Potential Bedroom Three: 11'4" x 8' (3.45m x 2.44m)**

uPVC double glazed window to front aspect. Solid oak wood flooring. Smooth plastered ceiling.

### **Open Plan Living / Diner / Family Room: Overall measurement 30'6" (9.3) x 18' (5.49) (max)**

#### **Kitchen Area: 18'3" x 18' (5.56m x 5.49m)**

uPVC double glazed window to side aspect. Further uPVC double glazed door to side providing sideway access. The Kitchen is fitted with a comprehensive range of modern gloss eye and base level cabinetry with various glass fronted display cabinets with wooden working surfaces inset with porcelain single drainer 'one-and-a-quarter' sink unit with mixer taps over. The integrated appliances include a full height fridge and separate full height fridge, dishwasher and washing machine. Built in eye level 'Bosch' microwave. Wine rack. Tall larder style cupboard inset with wall mounted 'ideal' boiler. The focal point of the room is a generous size breakfast bar seating area (approx. 8ft x 5ft) with matching wooden working surfaces over with an impressive 'Rangemaster' oven with six gas burner hob and contemporary ceiling mounted, cylinder shaped stainless steel extractor canopy over, under counter wine cooler and further storage cupboards/drawers. This extends into the 'dining area with a pair of contemporary upright column radiators and tiled chimney recess niche inset with wood burner stove with solid wooden plinth/mantle over. Smooth plastered ceiling inset with LED lighting. Open plan to;

#### **Family Room Area: 15'9" x 12'3" (4.8m x 3.73m)**

Almost full width range of uPVC double glazed bi-fold doors inset with integral blind fittings. Truly impressive generous size glass roof lantern. Solid oak wood flooring. Radiator. Smooth plastered ceiling inset with recessed LED lighting.

## **The First Floor Accommodation comprises**

### **Landing: 9'9" x 6'10" (2.97m x 2.08m)**

Approached via a turned staircase with spindle balustrade. uPVC double glazed window to front aspect. Radiator. Panelled door to Bedrooms and Bathroom. Smooth plastered ceiling with access to loft space via 'pulldown ladder'.

### **Principle Bedroom Suite: 11'10" x 10'10" (max) (3.6m x 3.3m (max))**

uPVC double glazed window to rear aspect. Smooth plastered ceiling. Panelled door to;

### **Dressing Room (Former Bedroom Three): 11'1" x 6'9" (3.38m x 2.06m)**

uPVC double glazed window to rear aspect. Smooth plastered ceiling.

### **Bedroom Two: 12'2" x 11'5" (3.7m x 3.48m)**

uPVC double glazed window to front aspect. Radiator. Smooth plastered ceiling.

**Luxurious Four Piece Family Bathroom Suite: '7'11" x 7'10" (2.41m x 2.4m)**

Pair of obscure uPVC double glazed windows to side aspect. The impressive modern white suite comprises independent tiled shower enclosure with wet room style flooring, wall mounted controls with large ceiling mounted 'drencher' style shower head and additional handheld shower attachment, freestanding two tone coloured bath tub with wall mounted controls and mixer tap, dual flush WC and floating style vanity wash hand basin with mixer tap over. Ceiling mounted extractor fan. Attractive large porcelain tiling to walls with matching floor tiling. Radiator. Smooth plastered ceiling.

**To the Outside of the Property:**

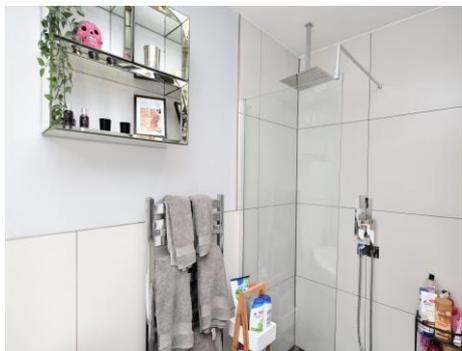
The landscaped rear garden is approached via the Family Room and commences with a substantial high quality paved patio / entertaining space with the remainder being laid to lawn with shrub borders. To the rear of the garden there is a shingled area with a timber framed pitched roof storage shed. Fencing to boundaries. Gated side access.

**Frontage:** The front of the property provides off road parking with attractive flower bed to one aspect.

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**PRELIMINARY DETAILS - AWAITING VERIFICATION**







**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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 4/17/2025