

EST. 1995

HUNT ROCHE

The Estate Agent

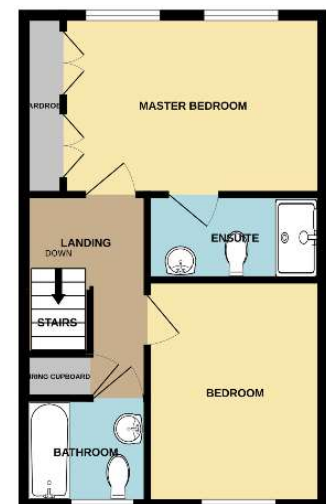
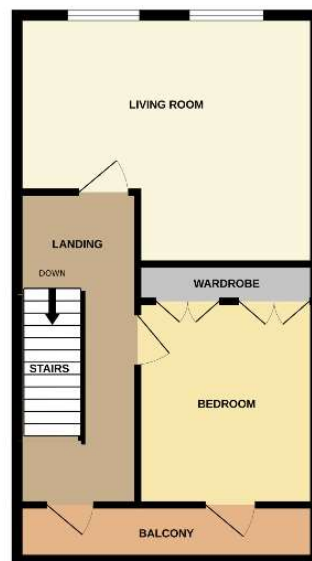
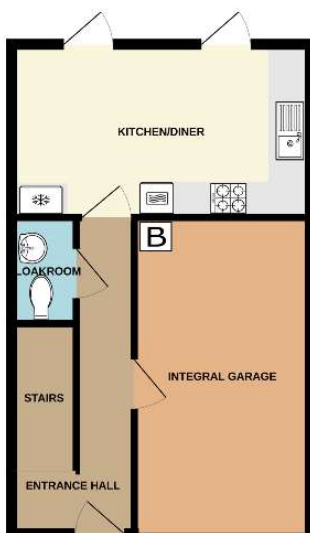


Asking Price: £550,000

6 Chapel Place, Shoeburyness, Essex, SS3 9QU



This family home, nestled within the highly sought-after Shoebury Garrison, offers a living across three floors. Boasting three bedrooms and three bathrooms, it provides ample and versatile living. Additionally, the property features a garage and parking. There is a low maintenance, compact southernly facing rear garden together with the picturesque views towards the iconic Clock Tower from the front facing balcony. With its desirable location and well-presented interior, this home offers a wonderful opportunity for families seeking a comfortable and stylish living environment in Shoebury Garrison.



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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- A lovely family home located within the ever popular Historical Shoebury Garrison
- Full width Balcony offering views towards the iconic Clock Tower and the former Garrison Chapel
- The beach front, Cricket Pitch and Pavilion, Nature Reserve, Hinguar Primary School and a Convenience Store are all just a stroll away from the property.
- Ground Floor Guest WC, Family Bathroom and ensuite to the main bedroom
- Kitchen/Diner with access to SOUTH facing Garden
- THREE double Bedrooms (with built in wardrobes to bedroom 1 & 2)
- Garage and Off Road Parking
- Close to Mainline Railway with direct access to London Fenchurch Street

Entrance via: Solid hardwood door inset with spyhole provides access to;

Reception Hallway: 17' x 7' (max) (5.18m x 2.13m (max))

Stairs rising to first floor accommodation with spindle balustrade with half height under stairs storage cupboard under. Thermostat control panel. Radiator. Door to Kitchen and Courtesy Door to Garage. Attractive wood effect Karndean flooring. Coving to smooth plastered ceiling. Further door to;

Guest Cloakroom / wc: 5'10" x 3'4" (1.78m x 1.02m)

The two piece modern white suite comprises concealed cistern low level flush wc and suspended wash hand basin with contemporary mixer taps over. Radiator. Partly tiled walls with attractive border tile inlay. Tiled flooring. Smooth plastered ceiling inset with down lighters and extractor fan.

Kitchen/Breakfast Room: 16'10" x 8'8" (5.13m x 2.64m)

Pair of double glazed doors to rear aspect providing access to rear garden. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with stainless steel one and a quarter sink unit with mixer taps over with pelmet lighting above. Built in 'Belling' double oven with split level four ring 'Siemens' gas hob with matching extractor hood over. Integrated dishwasher. Integrated upright fridge/freezer. Under counter recess for washing machine. Ceramic tiled flooring. Partly tiled walls. Radiator. Coving to smooth plastered ceiling inset with down lighters.

The First Floor Accommodation comprises

Landing: 15'11" x 6'9" (4.85m x 2.06m)

Double glazed door to front aspect providing access to balcony which offer views across to The Chapel and Horseshoe Crescent. Ample space available to accommodate 'Study Area'. Radiator. Door to Living Room and Bedroom Three. Further staircase with spindle balustrade to Second Floor Landing. Coving to smooth plastered ceiling.

Balcony: Decked seating area with views across to The Chapel and Horseshoe Crescent.

Living Room: 16'10" x 13'7" (max) (5.13m x 4.14m (max))

Pair of impressive floor to ceiling double glazed windows to rear aspect. Two radiators. Coving to smooth plastered ceiling.

Bedroom: 12'6" (3.8) (including wardrobes) x 10' (3.05)

Double glazed door to front aspect providing access to balcony which offer views across to The Chapel and Horseshoe Crescent. Radiator. Twin double doors to recessed pair of wardrobes/cupboards with hanging space. Coving to smooth plastered ceiling.

The Second Floor Accommodation comprises

Landing: 9'1" (2.77) x 6'9" (2.06) (incl staircase)

Approached via turned staircase. Door to over stairs airing cupboard. Doors to Main Bedroom, Bedroom Two and Bathroom. Radiator. Coving to smooth plastered ceiling with access to loft space.

Principle Bedroom Suite: 16'10" (5.13) (incl wardrobes) x 10'2" (3.1)

Pair of double glazed windows to rear aspect. Twin double doors to recessed pair of wardrobes/cupboards with hanging space. Radiator. Coving to smooth plastered ceiling. Door to;

En suite Shower Room: 9'10" x 5'7" (3m x 1.7m)

The modern three piece white suite comprises double width fully tiled shower cubicle with integrated shower unit, pedestal wash hand basin with mixer taps over and concealed cistern flush wc. Partly tiled walls. Shaver point. Ladder style heated towel rail. Tiled effect flooring. Smooth plastered ceiling inset with down lighters with extractor fan.

Bedroom: 10'4" x 9'7" (3.15m x 2.92m)

Double glazed windows to front aspect. Radiator. Coving to smooth plastered ceiling.

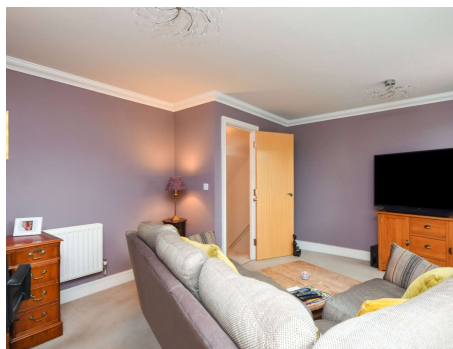
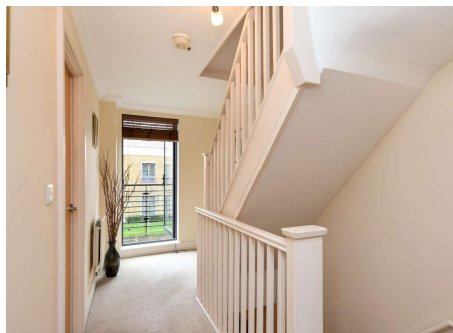
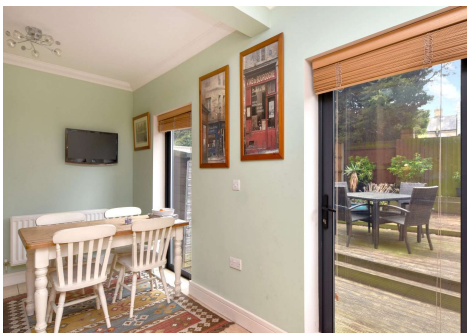
Family Bathroom: 6'8" x 5'10" (2.03m x 1.78m)

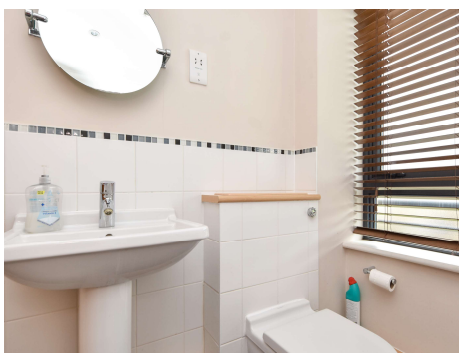
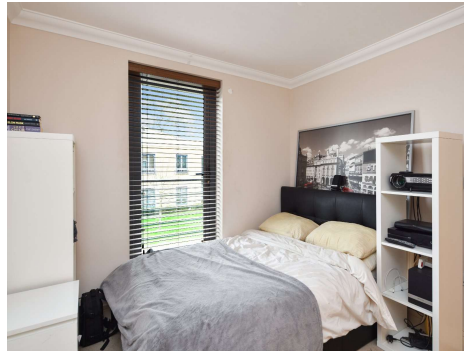
Obscure double glazed window to front aspect. The modern three piece white suite comprises panelled enclosed bath with mixer taps and shower attachment over with fitted shower screen, pedestal wash hand basin with contemporary mixer taps over and concealed cistern flush wc. Partly tiled walls inset with border tile inlay. Ladder style heated towel rail. Shaver point. Smooth plastered ceiling inset with down lighters with extractor fan.

To the Outside of the Property: The SOUTH FACING rear garden is approached via the Kitchen and commences with patio seating area. The landscaped garden is split level with decked stairway leading to the rear of the garden which offers a further patio seating area with a range of sunken and raised flower beds borders inset with established shrubs and trees. Fencing to boundaries. Exterior lighting and outside water tap.

Frontage: Block paved off road parking for one vehicle. Access to;

Garage: 12'1" x 9'2" (3.68m x 2.8m) Access via up-and-a-over door. Wall mounted 'Potterton' boiler. Courtesy door to Hallway.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PRELIMINARY DETAILS - AWAITING VERIFICATION

Council Tax Band D

Please note that there is an annual charge for approx. £300.00 for the upkeep of all of the communal grounds around the site.

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. 3/29/2024