

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £325,000 - £330,000**  
88 Anson Chase, Shoeburyness, Essex, SS3 9RG



**Offering exceptionally spacious accommodation is this THREE BEDROOM HOME - JUST YARDS FROM SHOEBURY PARK. Located within a convenient location close to Bus Routes, Schools and Shopping facilities is this THREE bedroom family home. The home offers a modern fitted Kitchen / Breakfast Room, Living Room, modern Ground Floor Guest Cloakroom and First Floor Family Shower Room. Externally there is a South facing rear Garden with a double width GARAGE.**



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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- Deceptively Spacious THREE BEDROOM family home
- Generous reception hallway with excellent storage
- Modern Fitted Kitchen / Breakfast Room with integrated appliances
- Bright and comfortable Living Room overlooking the rear garden
- Modern Ground floor cloakroom (WC) suite
- Contemporary first floor shower room with walk-in shower
- Three well-proportioned bedrooms
- South-facing, low-maintenance rear garden
- Double-width garage with power and lighting with potential for storage, workshop or parking
- Just yards from Shoebury Park and local recreational facilities
- Convenient location close to ASDA, shopping amenities and transport links

**Entrance via;** uPVC double glazed entrance door inset with attractive arched leaded window through to

**Porch:** 6'4" x 3'1" (1.93m x 0.94m) Obscure uPVC double glazed window to front aspect inset with fan light opener. Tiled flooring. Smooth plastered ceiling. Obscure double glazed doors with matching side panel opens into;

**Spacious Reception Hallway:** 26'7" x 5'9" (max) (8.1m x 1.75m (max)) Stairs rising to first floor accommodation with storage space under. Door to good size storage cupboard. Arch way access to Living Room and Kitchen. Obscure uPVC double glazed door leading to the rear Garden. Radiator. Coving to smooth plastered ceiling. Further door to;

**Ground Floor Cloakroom/ WC:** 5' x 2'6" (1.52m x 0.76m) High level uPVC obscure double glazed window to rear aspect. Tiling to all visible walls with matching floor tiling. The modern suite comprises low level dual flush WC and suspended wash hand basin with mixer tap. Radiator. Smooth plastered ceiling.

**Living Room:** 14'5" x 11'6" (4.4m x 3.5m) uPVC double glazed window to rear overlooking the South facing Garden. Radiator. Coving to smooth plastered ceiling.

**Kitchen/Diner:** 11'6" x 11'10" (3.5m x 3.6m) uPVC double glazed window to front aspect. The modern fitted kitchen is appointed with a comprehensive range of sleek light grey wall and base units, complemented by square-edge work surfaces and an inset stainless steel sink with mixer tap. Integrated appliances include a 'Bosch' eye-level electric oven, a four-ring 'Bosch' gas hob with concealed extractor over. Integrated upright fridge/freezer, with additional space for a washing machine.

A stylish marble-effect tiled splashback with large-format, high-gloss finish enhances the contemporary feel, while recessed ceiling spotlights provide excellent illumination. Further benefits include a concealed wall-mounted 'Ideal Logic Max' boiler and radiator.

#### **The First Floor accommodation comprises**

**Landing:** 13'6" x 5'10" (4.11m x 1.78m) Door to airing cupboard with linen shelving. Further door to recessed storage cupboard. Doors to Bedrooms and Shower Rom. Coving to smooth plastered ceiling with access to loft space.

**Front Bedroom:** 16'1" x 11'8" >9'6" (4.9m x 3.56m >2.9m) uPVC double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

**Rear Bedroom:** 11'6" > 9'7" x 11'3" (3.5m > 2.92m x 3.43m) uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

**Bedroom Three:** 8' x 7'10" (2.44m x 2.4m) uPVC double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

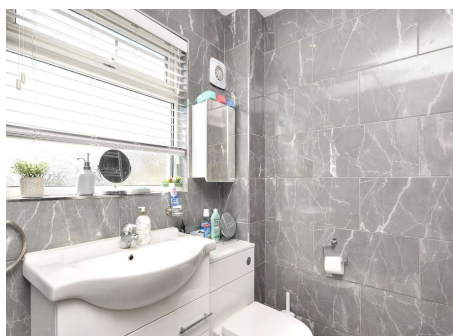
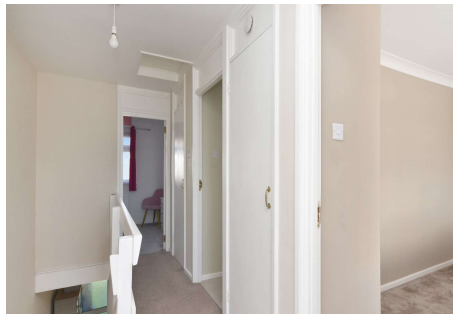
**Shower Room:** 7'10" x 5'6" (2.4m x 1.68m) (2.4m x 1.68m) Obscure double glazed window to rear aspect. The contemporary suite comprising a triple-width walk-in shower with fitted shower screen and integrated shower unit, concealed cistern dual flush WC, and a vanity wash hand basin with mixer tap over and storage cupboards under. Finished with matching tiling to all visible walls and flooring. Smooth plastered ceiling inset with recessed lighting.

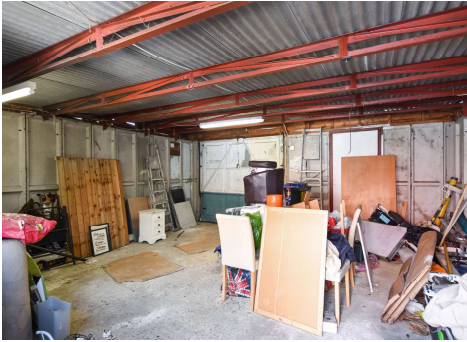
#### **To the Outside of the Property:**

Accessed via the hallway, the SOUTH FACING garden is predominantly laid to hardstanding, offering a low-maintenance outdoor space ideal for relaxing or entertaining. Enclosed by fencing to all boundaries and benefitting from an outside water tap.

Access to;

**Double width Garage:** 18'3" x 18'1" (5.56m x 5.5m) A spacious double width garage accessed via a single up-and-over door into the rear service roadway, offering excellent storage or potential for a range of uses. The garage is fitted with power and lighting, making it ideal for workshop use, additional storage or parking.





PRELIMINARY DETAILS – AWAITING VERIFICATION  
COUNCIL TAX BAND B

**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. 4/17/2026