

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Offers in the Region of £550,000**

120 Church Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9EZ



**A deceptively spacious three-bedroom detached chalet bungalow, ideally situated in a sought-after location just a short walk from the beach and promenade.**

**This charming home is offered with immediate vacant possession and benefits from a secluded, south-facing rear garden that provides a peaceful outdoor retreat. Inside, the property includes a well-appointed Kitchen which is open plan to a dual aspect Dining area, and a practical Wet Room together with a further Shower Room, A lovely home on a South Facing plot in a sought after location offering comfortable and easy-living layout.**



- Offered with no onward chain is this deceptively spacious three-bedroom detached chalet bungalow within a prestigious and sought after location
- Located in a highly sought-after area, just a short walk from the beach and promenade
- South-facing rear garden – secluded and perfect for outdoor relaxation
- Modern fitted kitchen open-plan to a dual-aspect dining area
- Generous Living Room overlooking the rear garden
- Impressive entrance hall creating a welcoming first impression
- Features both a recently fitted wet room and an additional shower room
- Set on a south-facing plot offering plenty of natural light
- Includes ample off-street parking and Garage with a recently installed motorised door
- Comfortable and easy-living layout throughout
- Immediate viewing is strongly recommended



**Entrance via:** Recessed fully enclosed storm porch providing access to hardwood doors inset with obscure glazed inserts to;

**Spacious Reception Hallway:** Double glazed window to side aspect. Built in storage cupboard. Two radiators. Open tread staircase leading to the first floor. Doors to ground floor Bedrooms, Wet Room, Kitchen and Living Room. accommodation. Further pair of panelled doors providing further access to Living Room. Obscure glazed 'borrowed light' window to Living Area. Coving to textured ceiling.

**Living Room:** 19' x 10'10" (5.8m x 3.3m) Large double glazed window to rear aspect overlooking the rear garden. Attractive marble effect fireplace surround inset with electric fire. Pair of doors to Hallway. Wall light points. Coving to textured ceiling

**Kitchen/Dining Room:** 23'5" x 11' (7.14m x 3.35m) A bright triple aspect room with double glazed window to side aspect and almost full width double glazed sliding patio door leading to the rear garden. The Kitchen is fitted with a modern range of white gloss base and eye level units with working surfaces over. Further Island area housing a 'Schock' composite granite single drainer sink unit with mixer tap over. Concealed under unit lighting. Recess for gas oven. Further space for fridge/freezer. Under counter recess for dishwasher. Part obscure glazed door providing sideway access to the front of the home. Wall light points to the Dining Room area. Two radiators. Door to Utility Cupboard with space and plumbing for washing machine. Coving to textured ceiling. Further door to;

**Ground Floor Shower Room/Guest WC:** 10' x 3' (3.05m x 0.91m) High level double glazed window to front aspect. The suite comprises a fully tiled shower cubicle, wall mounted wash basin and a low level flush WC. Partly tiled walls.

**Bedroom One:** 12' (3.66) (into bay) x 11'3" (3.43) Double glazed bay window to front aspect. Further high level double glazed window to side aspect. Radiator. Large part mirror fronted freestanding 'slide'a'robe wardrobes (to remain). Coving to textured ceiling.

**Bedroom Two:** 10'9" x 9' (3.28m x 2.74m) Double glazed window to front aspect with further high level double glazed window to side aspect. Radiator. Coving to textured ceiling.

**Wet Room:** 8' > 5'1" x 6'7" (2.44m > 1.55m x 2m) Obscure double glazed window to side aspect. Wall-mounted chrome heated towel rail. Recently fitted, the room is designed as a Wet Room with integrated shower unit, low level WC and pedestal wash hand basin. Fully tiled walls. Coving to textured ceiling.

**The First Floor Accommodation comprises**

**Small Landing:** Door to first floor bedroom. Door to eaves storage space. Coving to textured ceiling.

**First Floor Bedroom Three: 15'4" (4.67) x 11' (3.35) > 7' (2.13)** Triple aspect room with double glazed windows to either side and rear aspects. Eaves storage cupboard space. Radiator. Coving to textured ceiling.

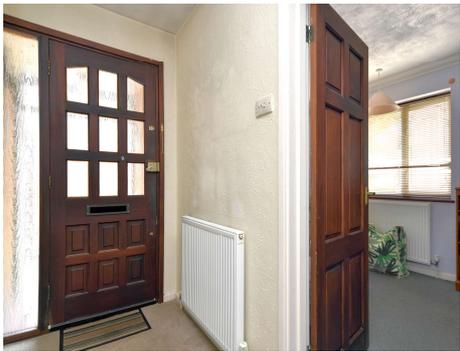
**To the Outside of the Property:**

The semi secluded SOUTH facing rear Garden is approached via the Dining Area and commences with a pathway area extending to a large patio seating area. Mainly laid to lawn with planted borders, maturing trees, patio area. Courtesy door provides access to the Garage.

**Frontage:** Ample off road parking with shrub borders. Access to;

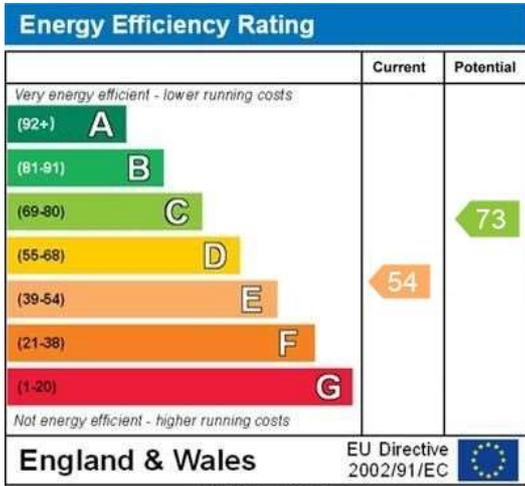
**Garage:** Offering power, lighting, and a recently installed motorised door with remote fob access.





**Council Tax Band D**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**



WWW.EPC4U.COM

**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. 6/3/2025