

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: OIEO £375,000**

**66 Pentland Avenue, Shoeburyness, Essex, SS3 9ND**



**A THREE BEDROOM semi-detached family home, benefitting from a DOUBLE HEIGHT REAR EXTENSION, ideally positioned within the highly sought-after Thorpedene area. Offering deceptively spacious accommodation, the property features a beautiful open-plan Living Room/Diner, good size Conservatory addition, a brand-new 'Shaker' style fitted Kitchen (nearing completion), and a very generous main bedroom and bathroom thanks to the thoughtful extensions. Further highlights include a four-piece family bathroom, a mature and well-established rear garden, off-street parking to the front, and a prime location close to local shops, the beachfront, excellent transport links, and within the popular Shoebury High School catchment area. Early viewing is strongly advised.**



Where every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any decision. The seller does not warrant the accuracy of the plan and is not responsible for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any decision. The seller does not warrant the accuracy of the plan and is not responsible for any errors or omissions.

- *An extended three-bedroom semi-detached home, ideally situated in a sought-after residential location*
- *Attractive open-plan Living Room/Diner offering spacious family living*
- *Beautiful brand-new 'Shaker' style Kitchen, currently in the final stages of completion*
- *Generous size uPVC double glazed Conservatory*
- *Thanks to thoughtful extensions to both the ground and first floors, the main bedroom and family bathroom are particularly generous in size*
- *Stylish four-piece family bathroom*
- *Established and generous-size rear garden, perfect for outdoor entertaining*
- *Off-street parking to the front*
- *Located within the highly desirable Thorpedene area, close to local shopping facilities, beachfront, excellent transport links, and within the popular Shoebury High School catchment area*
- *Viewing advised*





**Entrance via:** Canopied entrance porch leads to a hardwood panelled door inset with a pair of leaded glazed inserts providing access to;

**Hall:** Obscure uPVC double glazed window to side aspect. Stairs leading to first floor accommodation with spindle balustrade and half height under stair storage cupboard. Radiator. Thermostat control point. Coving to smooth plastered ceiling. Oak panelled door to;

### **Open Plan Living Room / Dining Room**

**Dining Room:** 17'5" x 10' (5.3m x 3.05m) Pair of uPVC double glazed windows to side aspect. Radiator. Wall light points. Pair of part glazed oak panelled doors provide access to Kitchen. Coving to smooth plastered ceiling inset with ceiling moulding. Square flat heard arch to;





**Living Room: 12'7" (3.84) (into bay) x 11'6" (3.5)** uPVC leaded double glazed bay window to front aspect. Feature fireplace inset with gas fire with marble effect hearth and backplate with wooden surround with mantle over. Radiator. Wall light points. Smooth plastered ceiling inset with ceiling moulding.

**Recently installed Kitchen: 17'5" x 6'9" (5.3m x 2.06m)**

*Agents Note - At the time of inspection, the property was in the final stages of completion — with kickplates and flooring due to be finished shortly.*

Double glazed window to rear aspect overlooking the Conservatory. The Kitchen is fitted with a newly installed range of contemporary style eye and base level units with square edge 'marble effect' worktops over inset with 'one-and-a-quarter' single drainer sink unit with mixer taps over. Built in pair of 'Zanussi' eye level electric ovens with split level 'AEG' four ring induction hob with concealed 'AEG' extractor hood above. Integrated 'Zanussi' dishwasher. Under counter recess for washing machine. Undercounter lighting. Recess housing for low level fridge/freezer. Wall mounted 'Worcester' boiler. Smooth plastered ceiling with inset recessed lighting.



**Conservatory: 15'9" x 11'7" (4.8m x 3.53m)** uPVC double glazed windows to all aspects inset with fan light openers. Pair of uPVC double glazed french doors opening to the rear Garden. Tiled effect flooring. Radiator. Pitched polycarbonate roof line inset with ceiling fan and lighting.

**The First Floor accommodation comprises**



**Landing: 7'1" x 5'10" (2.16m x 1.78m)** Obscure uPVC double glazed window to side aspect. Spindle balustrade. Original style panelled doors to all Bedrooms and Bathroom. Coving to papered ceiling, with access to loft space.

**Main Bedroom Suite: 17' x 11' (5.18m x 3.35m)** Double glazed bay window to rear aspect. Built in floor to ceiling mirror fronted slide'a'robe wardrobe providing ample hanging and shelving space. Radiator. Wall light points. Coving to papered ceiling.

**Bedroom Two: 11'5" (3.48) (into bay) x 10'9" (3.28)** Double glazed bay window to front aspect. Radiator. Wall light points. Coving to papered ceiling.

**Bedroom Three: 8'1" (2.46) (into bay) x 6'3" (1.9)** Leaded double glazed bay window to front aspect. Radiator. Coving to papered ceiling.



**Bathroom: 13' x 5'9" (3.96m x 1.75m)** Obscure double glazed window to rear aspect. The FOUR piece family bathroom suite comprises a panelled enclosed bath with twin hand grips, mixer tap with hand held shower attachment, pedestal wash hand basin with mixer tap over and dual flush low level flush wc. Independent tiled shower enclosure inset with wall mounted 'Mira' electric shower. Wall mounted extractor fan. Tiling to all visible walls with matching floor tiling. Radiator. Coving to smooth plastered ceiling.

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

The garden is approached via access from the Conservatory. The garden commences with a lawned gardens area with side way path leading to the rear of the garden together with sideway access to gated access to the front of the property. good size crazy paved patio seating area. Established trees and shrubs to borders. Fencing to boundaries. Pair of timber framed shed to the rear (to remain). Greenhouse (to remain).

#### **Frontage:**

Block paved driveway providing off road parking.

#### **Council Tax Band C:**

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. 4/29/2025