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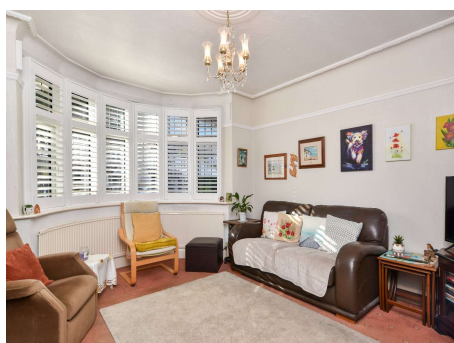
# HUNT ROCHE

*The Estate Agent*



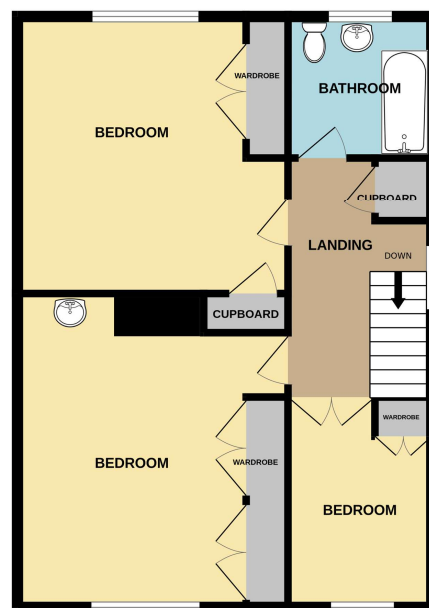
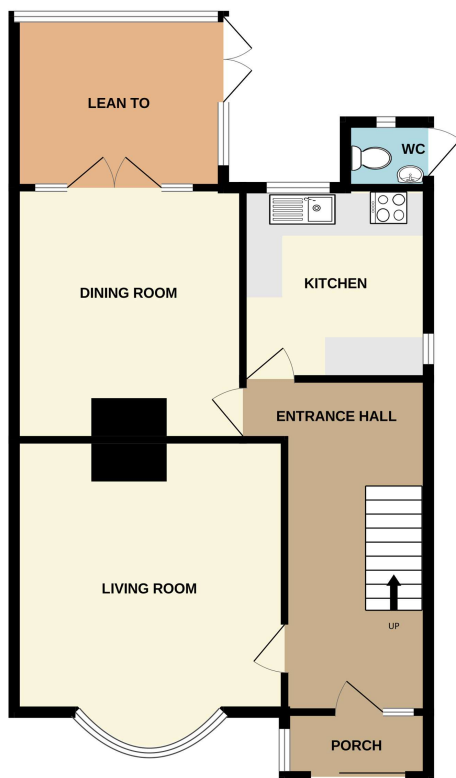
**Asking Price: £525,000**

105 Church Road, South Shoeburyness, Essex, SS3 9EY





Coming to the market for the first time in 45 years, this delightful three bedroom Tudor Revival–style DETACHED home offers a rare opportunity to acquire a property of genuine character and charm, displaying the hallmarks of classic 1930s suburban architecture. The home retains a warm and welcoming atmosphere, combining original period features with the opportunity for a new owner to update and personalise to their own taste. Accommodation includes a formal Sitting Room, Dining Room, lean-to, and a small dual-aspect Kitchen, allowing flexibility for future redesign to suit personal needs. Set within a sought-after residential area, the property benefits from a generous rear Garden and a front garden with private driveway and a 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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- Traditional three-bedroom detached home offered with No Onward Chain
- Located in a popular South Shoebury area, close to local shops, schools, and transport links
- Retains original character features including high ceilings, picture rails, and panelled internal doors
- Generous size Reception Hallway
- Spacious Living Room and separate Dining Room with access to the Conservatory/Lean-to.
- Chimney breast between the Living Room and Dining Room offers scope to reinstate an open flue (STV).
- First-floor bathroom
- Mature rear garden featuring timber shed, greenhouse, and outside tap
- Detached pitched-roof garage with eaves storage
- External brick-built WC to the rear of the home, providing further scope for use or storage
- Located within a few minutes/short walking distance to the seafront.



**Access via:** A pair of low-level wrought iron gates open onto a hardstanding frontage providing off road parking, enclosed by a low brick and stone retaining wall with a neatly planted shrub border to one side. To the flank, a pair of full-height wrought iron gates provide side access leading through to the garage, which is conveniently positioned within the rear garden. A uPVC double-glazed sliding door opens into the;

**Enclosed Entrance Porch: 8'1" x 2'9" (2.46m x 0.84m)**

Featuring uPVC double-glazed windows to both side aspects, the porch enjoys excellent natural light and benefits from tiled flooring for easy maintenance. Papered ceiling. An original hardwood panelled door provides access to;



**Impressive Reception Hallway: 16'1" x 7'1" (4.9m x 2.16m)**

A spacious reception hallway with stairs rising to the first-floor accommodation, featuring a spindle balustrade and a pair of panelled doors providing access to understairs storage space. The room benefits from radiator, picture rail and high-quality wood-effect lino flooring, while multi-pane glazed doors open to both the Living Room and Dining Room, with an original panelled door leading to the Kitchen. A feature cornice and textured ceiling with an inset ceiling moulding complete this welcoming entrance area.





**Attractive Formal Sitting Room: 16' (4.88) (into bay) x 12'11" (3.94)** A bright and inviting room featuring a large leaded uPVC double-glazed bay window to the front aspect fitted with plantation-style shutters with curved radiator under. Feature fireplace with a decorative white surround and marble-effect inset. Attractive arched alcove recess to side inset with wall mounted light points. Picture rail. Multi-pane glazed double doors leading to the Reception Hallway. A feature traditional stepped-profile cornice and textured ceiling with a central decorative ceiling moulding.

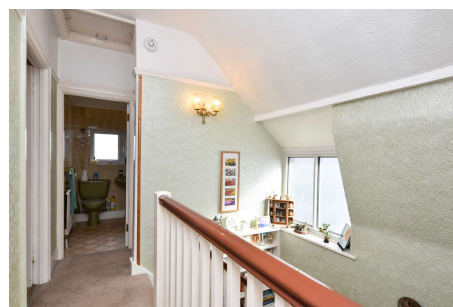
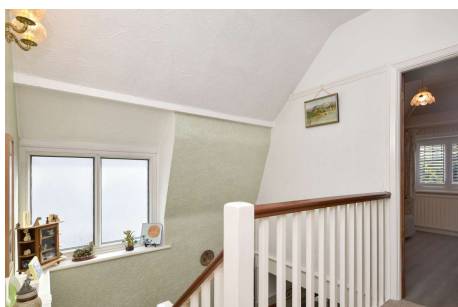
**Dining Room: 12'7" x 11'4" (3.84m x 3.45m)** Pair of windows to the rear aspect inset with a pair of glazed French doors opening to the Conservatory. 'York-stone' fireplace surround extending to a shelving plinth, inset with an electric coal-effect fire. Radiator. Textured ceiling.

**Agents Note:** The central chimney breast between the Living Room and Dining Room has been blocked, however, the seller has advised that there is the potential to reopen the flue to create an open fireplace, subject to verification. This information has been provided by the seller, and clarification should be obtained to confirm its accuracy.

**Conservatory /Lean-to: 10'1" x 8'1" (3.07m x 2.46m)** Constructed with timber framing and glazed panels to two aspects inset with pair of doors providing access to the Garden. Laminate wood-effect flooring. Polycarbonate roofline.

**Kitchen: 9'2" x 8'11" (2.8m x 2.72m)** uPVC double-glazed window to the rear providing natural light and an outlook over the garden, with a further obscure uPVC double-glazed window to the side aspect. Timber door with inset with obscure glazed inserts provide access to the side of the home. The Kitchen is fitted with a range of matching wall and base-mounted units with rolled-edge work surfaces and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap, freestanding gas 'Canon' double oven (to remain), and undercounter appliance space. Part recessed shelf niche. Wall-mounted 'Vaillant' combination boiler. Vinyl flooring. Textured ceiling.

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



**Landing:** Obscure uPVC double-glazed window on the stairwell providing natural light to both the stairs and landing. Spindle balustrade. Access provided to all first-floor rooms and access to loft space. Built-in shelving provides practical display and storage space. Wall light point. Picture rail. Panelled door provides access to good size storage/airing cupboard with radiator. Textured ceiling with partial sloping section.



**Main Bedroom: 14'2" x 11' (4.32m x 3.35m)** Leaded uPVC double-glazed south facing window to the front aspect fitted with shutter blinds, providing excellent natural light. The room features an extensive range of fitted wardrobes, including overhead storage and a dressing area with inset mirror and drawers. There is a vanity sink unit neatly positioned in one corner of the room, providing additional convenience. Radiator. Textured ceiling with characterful slope

**Bedroom Two: 12'10" x 10'10" (3.9m x 3.3m)**

uPVC double-glazed window to the rear aspect overlooking the rear garden. The room features a five door floor-to-ceiling wardrobes with panelled doors and overhead storage, providing excellent fitted capacity. Radiator. Original panelled door to recessed cupboard. Picture rail. Textured 'Angled' ceiling detail.

**Bedroom Three: 10'7" x 6'10" (3.23m x 2.08m)**

uPVC double-glazed south facing window to the fitted with shutter blinds. The room has been fitted with a two door wardrobe with panelled doors and overhead storage. Radiator. Picture rail. Papered ceiling to the partially vaulted ceiling.

**Bathroom: 6'9" x 6'4" (2.06m x 1.93m)**

Obscure uPVC double-glazed window to rear aspect. Fitted with a three-piece coloured suite comprising a panelled bath with hand-held shower attachment with integrated shower over, pedestal wash hand basin with mixer taps, and low-level WC. Tiling to all visible walls. Textured ceiling with gentle pitch.

**To the Outside of the Property:**

The Garden is accessed via the Kitchen side-way or the Conservatory/lean-to and commences with a paved patio terrace adjoining the house. The property enjoys a mature rear garden, laid mainly to lawn toward the rear, with well-stocked flower and shrub borders. There is an outside water tap and a timber-framed shed, both of which are to remain. The garden is enclosed by fencing, with a greenhouse positioned toward the rear boundary (to remain).

**Garage & Outbuildings: 16'8" x 8'2" (5.08m x 2.5m)**

Accessed via a concrete driveway from the main frontage of the home, the pitched-roof garage features an up-and-over door and useful eaves storage space.

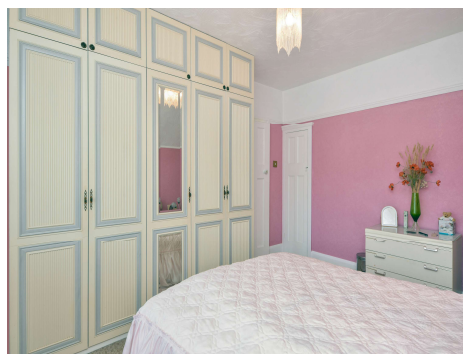
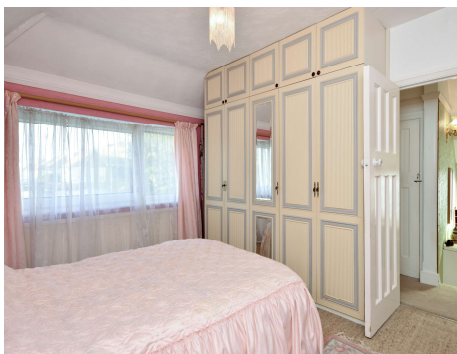
Adjacent to the garage is access to an external WC (4'7" x 2'8"), entered via a green-painted door. Fitted with a push-button flush WC and suspended wash hand basin, with tiling to all walls and an obscure glazed window. Main stopcock located within this area.

**Council Tax Band D**

**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. 10/10/2025