

# HUNT ROCHE

*The Estate Agent*



Asking Price: £285,000

261 Eagle Way, Shoeburyness, Essex, SS3 9YH



**This deceptively spacious TWO DOUBLE BEDROOM home offers far more than meets the eye, with generous room sizes, a modern interior, and a low-maintenance garden with GARAGE to the rear. Perfectly positioned close to shops, sought-after schools, and excellent transport links, the property has been well maintained throughout and is ideal for first-time buyers, downsizers, or young families alike. Viewing is essential to truly appreciate the space on offer.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Deceptively spacious TWO DOUBLE BEDROOM home with GARAGE
- Conveniently positioned close to Shops, sought-after Schools, and excellent Bus Routes
- Entrance porch leading into a well-presented interior
- Spacious Living Room with
- Separate Dining Room to the rear of the Living Room with hatch servery through to the kitchen and useful understairs storage
- Fitted Kitchen with integrated oven, gas hob, extractor, space for appliances and Fridge (to remain)
- Two generous double bedrooms, both with built-in storage/wardrobes
- Upgraded high-specification Shower Room with walk-in cubicle
- Gas central heating and uPVC double glazing throughout
- Low-maintenance rear garden with gated rear access with access to Brick-built GARAGE
- Well-maintained, tastefully decorated throughout and a new boiler installed January 2025!!!
- Viewing is essential to fully appreciate the size and quality of this deceptively spacious home



Access via path leading to an obscure uPVC double glazed entrance door opening into:

**Entrance Porch: 6'4" x 5'1" (1.93m x 1.55m)** Obscure uPVC double-glazed window to the front aspect, with an additional matching side window incorporating a fanlight opener. Access to a storage cupboard housing utility meters. Smooth plastered ceiling. Vertical panelled door leading to:

**Living Room/Diner: Overall measurement 24'7" (7.5) x 14'7" (4.45)**

**Living Room Area: 15'3" x 14'7" (4.65m x 4.45m)** uPVC double glazed window to front aspect inset with blinds. Stairs rising to the first floor accommodation. Attractive feature wall-mounted fireplace set within a focal feature wall. Useful recess area ideal for display shelving or storage. Coving to smooth plastered ceiling. Open to:





**Dining Room Area: 10' x 7'8" (3.05m x 2.34m)** uPVC double glazed window overlooking the rear garden, fitted with blinds. Access to a large understairs storage cupboard. Radiator. Open hatch servery through to Kitchen. Coving to smooth plastered ceiling. Open access to:

**Kitchen: 10'1" x 6'9" (3.07m x 2.06m)** uPVC double glazed door opening onto the rear garden with adjacent part obscure uPVC double glazed window. The Kitchen is fitted with a range of base and eye level cabinets with rolled edge working surfaces and an inset one and a quarter bowl sink unit with mixer taps over. A range of integrated appliances include a brushed steel 'Moffat' electric oven with split-level four ring gas hob and matching brushed steel extractor canopy above. Freestanding full height 'Beko' fridge (to remain). Pull-out larder style cupboard. Partly tiled walls. Open hatch servery through to Dining Area. Wall mounted extractor. Textured ceiling.

### The First Floor Accommodation Comprises

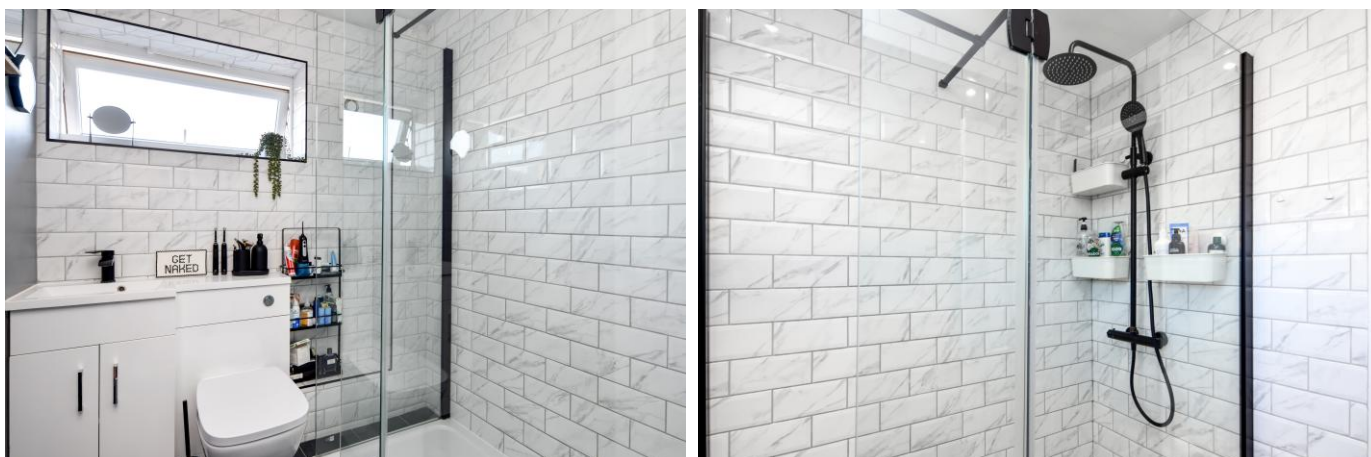
**Landing: 8'2" x 6'2" (2.5m x 1.88m)** Vertical panelled doors giving access to all First Floor Rooms. Coving to smooth plastered ceiling with access to loft space via pull down ladder.

*Agents Note;* Please note that the boiler is located within the loft space and was installed in January 2025..



**Bedroom One: 14'8" x 10'9" (4.47m x 3.28m)** Twin uPVC double glazed windows to front aspect, each fitted with blinds. Radiator. Access to built-in storage cupboard/wardrobe. Textured ceiling.

**Family Shower Room: 6'1" x 6'1" (1.85m x 1.85m)** Upgraded, high specification fitted shower room with obscure high-level uPVC double glazed window to rear aspect. The suite comprises a generous walk-in shower cubicle with full-height glass screens, incorporating an integrated shower unit with rainfall shower head with an additional hand-held attachment. A modern vanity wash hand basin is set with mixer taps over and storage cupboards beneath, complemented by a concealed cistern dual flush w/c for a sleek, contemporary finish. The room is partly tiled in a striking marble-effect design, providing both durability and style. Additional features include a ladder-style heated towel rail, wall-mounted mirror with integrated lighting, and contrasting tiled flooring. Wall mounted extractor. Smooth plastered ceiling inset with recessed lighting.



**Bedroom Two: 14'3" x 8'3" (4.34m x 2.51m)** Good size second bedroom with uPVC double glazed window to rear aspect, fitted with blinds. Door to spacious wardrobe providing useful hanging and storage space. Radiator. Textured ceiling.

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

The rear garden commences from the Kitchen with a paved patio terrace providing an ideal seating and dining area. A pathway runs adjacent to the garage, leading to a rear timber gate which provides access to the service road beyond. Borders with mature planting and shrubs, with the remainder laid to low-maintenance paving. Courtesy door provides access to;

#### **Garage: 15'11" x 9'6" (4.85m x 2.9m)**

Up and over door to front. Glazed window to rear. Courtesy door providing access to Garden. Power and lighting.

#### **The Front of the Property:**

The property is approached via a pathway leading through a low-maintenance frontage laid with decorative slate chippings and inset circular paved feature. The frontage is bordered with established shrubs and planting.

**Tenure:** Leasehold

**Lease Term:** 199 years from 1972

**Ground Rent:** £15.00 per annum payable to Southend Council

#### **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. 9/5/2025