

HUNT ROCHE

The Estate Agent

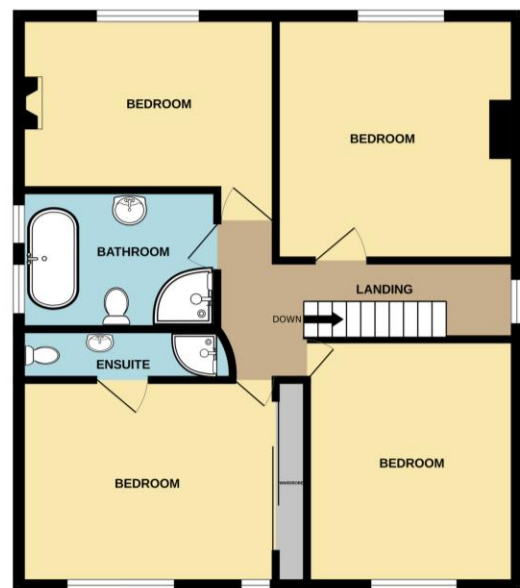
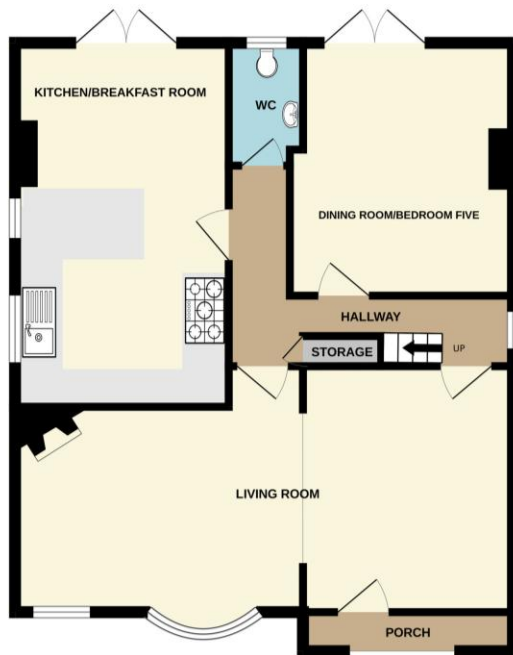


Guide Price: £580,000-£600,000

19 Church Road, Shoeburyness, Essex, SS3 9ET



Beautifully positioned opposite St Andrew's Church in sought-after location this versatile **FOUR / FIVE** bedroom detached family home offers generous living combining character, space and modern comfort. The property boasts a 100ft+ rear garden with mature planting, a substantial 35ft brick-built Garden Room, and ample off-street parking. Just moments from the seafront and within easy reach of C2C rail links, schools and local amenities, it offers an ideal balance of lifestyle and convenience—whether for entertaining, working from home, or simply enjoying the space.



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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- Versatile DETACHED Four/Five Bedroom Family Home
- Large Living Room featuring a charming period-style fireplace with ornate tiled detailing, creating a striking focal point
- Modern fitted Kitchen/Breakfast Room with direct access to the rear garden
- Dining Room/Study with flexibility to serve as a fifth Bedroom or Home Office
- Ground Floor Guest WC
- First floor provides four Double Bedrooms, including a spacious main Bedroom with En-Suite
- Contemporary FOUR PIECE Family Bathroom with freestanding bath and separate shower
- Generous rear garden measuring approximately 100ft, commencing with a patio area and mainly laid to lawn with mature shrubs and trees
- Substantial brick-built Outbuilding, currently arranged as a Bar and Games Room, offering scope for a Gym or Office
- Off-Street Parking for multiple vehicles to the front
- Situated in a popular Shoebury location within easy reach of the seafront, C2C mainline rail links, local shops, and schools
- School Catchment: Richmond Avenue Primary School and Shoeburyness High School
- Viewing advised

Entrance via: The property is approached via a spacious paved frontage leading to a charming entrance. A pitched-roof porch with decorative columns frames composite entrance door inset with leaded double glazed insert with further double glazed window to side.

Living Room/Diner: 24'6" x 11'10" (max) (7.47m x 3.6m (max)) Feature uPVC double glazed bay window to the front aspect with further uPVC double glazed window adjacent. This is a period-style cast iron fireplace with ornate floral tiled inserts to either side, providing a striking decorative finish. It incorporates a wood-burning stove set within the grate, offering both character and practicality. The surround is finished with a traditional mantelpiece, enhancing the focal point of the room. Wood effect laminate wood effect flooring. Pair of oak-style doors open to the inner hallway, allowing a seamless flow between living areas. Radiators. Smooth plastered ceiling inset with central ceiling rose.

Inner Hallway: Obscure uPVC double glazed window to side aspect. Staircase rising to the first-floor landing with spindle balustrade and spacious under-stairs storage cupboard. Oak-style internal doors lead through to the Dining Room/Bedroom Five, Kitchen/Breakfast Room & Ground Floor Guest WC. Additional door to the Living Room/Diner area. Wood effect laminate flooring. Upright contemporary column radiator. Smooth plastered ceiling.

Dual aspect Kitchen/Breakfast Room: 20'11" x 9'10" (6.38m x 3m) Pair of uPVC double glazed window to side aspect. Twin uPVC double glazed doors opening directly onto the rear garden. The Kitchen is fitted with a comprehensive range of modern white gloss base and wall mounted units, complemented by contrasting work surfaces and metro tiled splashbacks. Inset with stainless steel sink unit with mixer tap together with 'instant hot tap'. Classic freestanding range cooker finished in cream with chrome fittings, offering six gas hob burners for versatile cooking with twin oven compartments. The cooker is neatly recessed into a tiled 'chimney' alcove with overhead lighting and a wooden mantle-style surround, blending practicality with traditional charm. Under counter appliances include dishwasher and washing machine, tumble drier. Freestanding American-style 'Samsung' fridge/freezer with waster dispenser. The worktop space extends to provide a Breakfast bar seating area. Large format style tiled effect flooring. Radiator inset to decorative cabinet. Smooth plastered ceiling inset with recessed lighting.

Dining Room/Potential Ground Floor Bedroom: 12'1" x 9'10" (3.68m x 3m) Pair of uPVC double glazed French doors providing access to patio seating area of the rear Garden. to rear aspect. Radiator. Smooth plastered ceiling.

Ground Floor Guest WC: 6'2" x 3'8" (1.88m x 1.12m) uPVC double glazed window to rear aspect. The cloakroom is fitted with a modern white suite comprising low level WC and vanity wash hand basin with mixer tap and storage below. Decorative tiled splashback and wall mounted mirror cabinet. Ladder styled heated towel rail. Smooth plastered ceiling.

Landing: Feature landing providing access to all Bedrooms and Family Bathroom. Obscure uPVC double glazed window to side aspect. Dado rail. Decorative balustrade. Radiator. Smooth plastered ceiling with access to loft space.

Main Bedroom Suite: 14'8" (4.47) x 11'1" (3.38) (incl wardrobes) Pair of uPVC double glazed windows to front aspect allowing. A spacious double bedroom fitted with mirror fronted 'slide'a'robe' wardrobes providing excellent storage. Radiator. Smooth plastered ceiling. Door to;

En-Suite: 9'5" (max) x 3'6" (2.87m (max) x 1.07m) The en-suite is fitted with a white suite comprising low level WC, wall mounted wash hand basin with tiled splashback and corner shower cubicle with glass screen and multi-jet shower. Ladder style heated towel rail. Smooth plastered ceiling inset with extractor.

Bedroom Two: 12' x 11'10" (3.66m x 3.6m) Feature uPVC double glazed window to rear aspect overlooking the garden. Feature original wrought iron fireplace. Radiator. Smooth plastered ceiling.

Bedroom Three: 12'2" (3.7) x 11'1" (3.38) (reducing to 9'11" (3.02)) Feature uPVC double glazed window to rear aspect overlooking the garden. Feature original wrought iron fireplace. Radiator. Smooth plastered ceiling.

Bedroom Four: 15' x 8'11" (4.57m x 2.72m)

Feature uPVC double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Beautiful Four piece Family Bathroom: 8'5" x 7'9" (2.57m x 2.36m)

Obscure uPVC double glazed windows to side aspect. The family bathroom is fitted with a contemporary white suite comprising low level dual flush WC, wash hand basin set within vanity storage unit with drawer under, and a striking freestanding clawfoot bath with black exterior finish and chrome feet. Separate corner shower enclosure with rainfall shower head and tiled surrounds. Complementary tiled flooring and part tiled walls. Heated towel rail. Smooth plastered ceiling with inset lighting.

Rear Garden: In excess of 100ft

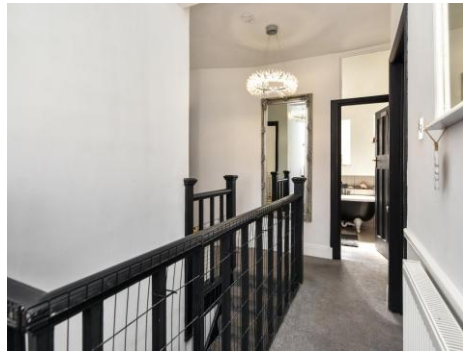
The rear garden commences from the Kitchen and Dining Room and commences with a hardstanding area leading to a patio area. A covered housing for a hot tub (hot tub not included but available under separate negotiation). Enclosed raised fish pond. Beyond, the garden is laid out with shingled and paved sections leading to a generous expanse of lawn, all enclosed by fencing with mature shrubs, palms etc. Towards the rear is a versatile Garden Room/Games Room. Gated side access to the front of the home.

Brick Built Games Room/Bar: 35ft x 14ft

A substantial and versatile garden room offering a generous space ideal for both entertaining and relaxation. Currently arranged as a Games Room and Bar, it features a fitted bar area with shelving and optics, ample seating space. Wall-mounted feature fireplace and TV point, Double glazed French doors open directly onto the garden, enhancing the flow between indoor and outdoor living. Finished with wood panel-effect walls, quality flooring, and a smooth ceiling inset with downlighting.

* Agents Note Within the games room there is a full-sized pool table (This is not included within the sale however available to purchase under separate negotiation)

Council Tax Band D**PRELIMINARY DETAILS - AWAITING VERIFICATION**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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. 9/17/2025