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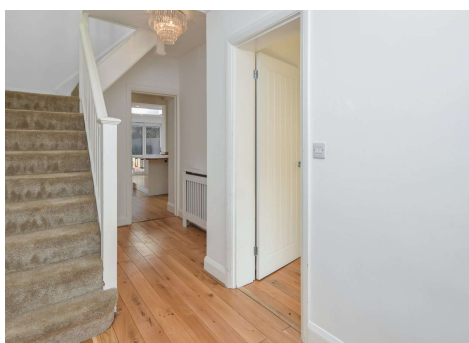
HUNT ROCHE

The Estate Agent



Guide Price: £475,000 - £500,000

55 Church Road, Shoeburyness, Essex, SS3 9EU



Beautifully renovated and ready to move into, this impressive two/three-bedroom home in the ever-popular South Shoebury area combines style, comfort, and flexibility. Step inside to discover a bright open-plan living space with a contemporary fitted kitchen, designed for both everyday living and entertaining. The versatile layout offers two generous bedrooms plus the option of a third bedroom or dedicated home office to suit your lifestyle.

Outside, the rear garden creates a peaceful private haven, while off-street parking adds everyday ease. Ideally located close to shops, schools, and excellent transport connections, this property is offered with No Onward Chain for a straightforward move.

A must-see home—book your viewing today!

Overview:

This stunning home has been extensively modernised and upgraded to an exceptional standard. Formerly a Three bedroom layout, it has been thoughtfully reconfigured to now include a walk-in Dressing Room/Nursery adjoining the principal bedroom, alongside a Guest room. During the current ownership, the property has been completely transformed with high-end fixtures and fittings, including a ground-floor guest WC, a luxurious four-piece family bathroom, and a ground-floor home office (or potential third bedroom).

The rear extension has created a breath-taking 'show home' style living space, featuring a sleek, contemporary kitchen/diner and family room. The kitchen boasts integrated appliances, a concealed boiler, and a large breakfast bar with a Rangemaster six-burner hob, a stylish cylinder extractor, ample storage, and an under-counter wine cooler. Semi-open-plan to the extension, the light-filled family room impresses with its striking glass roof lantern and nearly full-width bi-fold doors, opening onto the generously sized, landscaped rear garden.

This is truly a home to be seen to be appreciated—book your viewing today!

Entrance via: Composite entrance door inset with a pair of obscure double glazed inserts through to;



Reception Hallway: 16'9" x 7'9" (max) (5.1m x 2.36m (max)) A bright and welcoming entrance hall sets the tone for this refurbished home. Featuring solid oak wood flooring, smooth plastered ceilings, and a radiator inset to cabinet. The staircase rises to the first floor with a classic spindle balustrade, while a useful under-stairs cupboard offers concealed storage. A part-glazed door leads through to the open-plan Kitchen/Family Room, filling the hall with natural light and creating an inviting flow through the property. Further access to;

Inner Lobby: Solid oak wood flooring. Panelled door to Home Office/Potential Ground Floor Bedroom. Smooth plastered ceiling. Further panelled door to;

Ground Floor Guest Cloakroom / WC: The cloakroom is fitted with a modern two-piece suite, including a dual-flush WC and vanity wash hand basin with mixer tap and storage beneath. Finished with attractive wood panelling to dado height, smooth plastered ceiling, and solid oak wood flooring. A uPVC double glazed window to the side aspect and a wall-mounted extractor fan.



Home Office / Potential Bedroom Three: 11'4" x 8' (3.45m x 2.44m)
Positioned at the front of the property, the south facing versatile room offers a wide uPVC double glazed window to front aspect. Finished with solid oak wood flooring, smooth plastered ceiling. The space offers the flexibility to be used as a comfortable third bedroom, home office, or stylish snug.

Open Plan Living / Diner / Family Room: Overall measurement 30'6" (9.3) x 18' (5.49) (max)



Kitchen Area: 18'3" x 18' (5.56m x 5.49m) This superb open-plan Kitchen/Diner/Family Room has been designed with both style and functionality in mind. Fitted with an extensive range of sleek high-gloss cabinets — including glass-fronted display units and a tall larder cupboard housing the wall-mounted Ideal boiler — it offers exceptional storage and practicality. Solid wood worktops frame a porcelain single drainer sink with mixer tap, complemented by integrated appliances that include twin full-height fridges, dishwasher, washing machine, and a built-in eye-level Bosch microwave.

At the heart of the room, a substantial island breakfast bar (measuring approximately 8ft x 5ft) provides generous preparation space and casual seating. It is complete with further storage, drawers, an under-counter wine cooler, and a striking Rangemaster oven with six-burner gas hob and contemporary ceiling-mounted stainless steel extractor canopy.

The Kitchen flows naturally into a spacious Dining and Family area, featuring twin upright column radiators and a characterful chimney recess with a tiled surround, inset wood-burning stove, and feature wooden mantel. Smooth plastered ceilings inset with LED lighting complete the modern finish.

Open plan to;



Family Room Area: 15'9" x 12'3" (4.8m x 3.73m)

A stunning extension to the Kitchen/Diner space, this bright and airy area is designed to bring the outdoors in. Almost full-width bi-folding doors with integral blinds open directly onto the rear garden, creating a seamless indoor-outdoor lifestyle. The impressive glass roof lantern floods the room with natural light, enhancing the sense of space and openness. Finished with solid oak wood flooring, smooth plastered ceilings inset with LED lighting, and a radiator, this versatile area is ideal as a relaxed family area/entertaining space.

The First Floor Accommodation comprises

Landing: 9'9" x 6'10" (2.97m x 2.08m) The first floor is approached via a turned staircase with traditional spindle balustrade, leading to a bright landing area. A uPVC double glazed south facing window to the front aspect. Radiator. Smooth plastered ceilings include access to the loft space via a pull-down ladder. Panelled doors open to the Bedroom One & Two and the Family Bathroom.

Principle Bedroom Suite: 11'10" x 10'10" (max) (3.6m x 3.3m (max)) A generous double bedroom positioned at the rear of the home, with a uPVC double glazed window overlooking the garden. Smooth plastered ceiling. The bedroom benefits from direct access to the adjoining Dressing Room / original third bedroom via a panelled door.

Dressing Room (Former Bedroom Three): 11'1" x 6'9" (3.38m x 2.06m) This flexible space is currently arranged as a dressing room but could equally serve as a nursery, home office, or third bedroom. uPVC double glazed window to rear aspect.

Bedroom Two: 12'2" x 11'5" (3.7m x 3.48m) A bright and spacious double bedroom set to the front of the property, featuring a large south facing uPVC double glazed window. Radiator. Smooth plastered ceiling,

Luxurious Four Piece Family Bathroom Suite: 7'11" x 7'10" (2.41m x 2.4m) A beautifully appointed bathroom fitted with a contemporary white suite, enhanced by stylish two-tone and porcelain tiled finishes. The room features a Walk-in Shower with wet room-style flooring, wall-mounted controls, a ceiling-mounted drencher head, and additional handheld attachment. A freestanding feature bathtub with mixer tap provides a luxurious focal point, complemented by a dual-flush WC and floating vanity wash basin with mixer tap. Pair of obscure uPVC double glazed windows to side aspect. Further benefits include a chrome heated towel radiator, ceiling-mounted extractor fan, and smooth plastered ceiling.

To the Outside of the Property:

The garden is directly accessed from the Family Room/Kitchen/Diner through wide bi-folding doors, opening onto an extensive, high-quality paved patio – perfect for outdoor entertaining. Beyond, the lawn is bordered with established shrubs and planting. A shingled section to the rear provides space for additional seating or storage and features a timber-framed, pitched-roof shed. Fencing encloses the garden, with gated side access completing the space.

Frontage: The property is approached via a spacious block-paved driveway providing ample off-road parking. To one side there is a flower bed with mature palms and shrubs. A gated side access leads conveniently through to the rear garden.

Council Tax: Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION



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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