

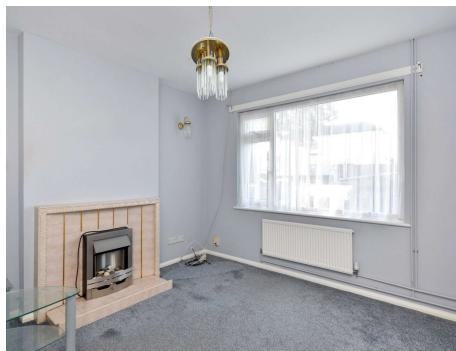
Est. 1995

HUNT ROCHE

The Estate Agent

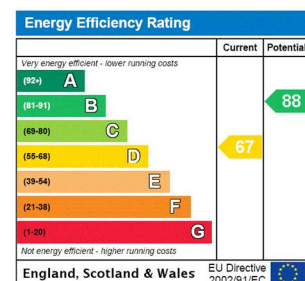


Asking Price: Offers in Excess of £350,000
269 Elm Road, Shoeburyness, Essex, SS3 9RX



This rarely available 'Adcock-built' semi-detached BUNGALOW is ideally located just a short distance from Shoebury East Beach and the Mainline Station. The property features a Living Room, attractive Kitchen, Workshop, an impressive approx. 90ft rear garden, off road parking complemented by a large frontage providing additional parking. While the property would benefit from some general TLC and cosmetic updating, it remains in good overall condition and offers excellent scope for personalisation. Situated in a sought-after location, early viewing is highly recommended, as the property is offered with **NO ONWARD CHAIN.**

A Little Local History: Originally registered as “Tideaway”, this delightful home once carried a name rather than a number — reflecting its individuality and coastal charm. As Shoeburyness developed and postal systems evolved, the property was later assigned its current numbered address. A lovely piece of local history that adds to the unique character and story of 269 Elm Road.



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

- Rarely available !!! Bungalow in a highly sought-after location offered with NO ONWARD CHAIN
- Two bedrooms, one with fitted furniture
- Spacious Living Room with large south facing front window
- Dual aspect kitchen with ample storage and appliances (to remain)
- Wet room style Shower Room
- Generous rear garden (approx. 90ft) with a mix of lawn and patio areas—ideal for entertaining or relaxing
- Detached outbuilding providing additional storage or workshop potential
- Off-road parking to the front, with potential to extend and create additional parking for multiple vehicles.
- Perfectly positioned for coastal living, this charming bungalow is located just a short distance from Shoeburyness Station, offering direct links into London Fenchurch Street
- A leisurely stroll takes you to East Beach, where you can enjoy scenic walks along the Thames Estuary
- Also, within easy reach of local shops, cafés, and pubs along the High Street



Access via: Recessed entrance porch with obscure uPVC double glazed door opening into:

Entrance Hall: Doors off to all rooms. Radiator. Smooth plastered ceiling with access to roof space.

Living Room: 13'1" (max) x 11'5" (4m (max) x 3.48m) uPVC double glazed window to front aspect. feature fireplace with a tiled surround and raised hearth, housing a modern gas living flame fire inset. Radiator. Thermostat control. Wall light points. Coving to smooth plastered ceiling.

Kitchen: 10'6" x 10' >7'10" (3.2m x 3.05m >2.4m) uPVC double glazed window to side aspect with further uPVC double glazed window overlooking the rear garden with obscure uPVC double glazed door adjacent. The Kitchen is fitted with a range of base and eye level cabinets with rolled edge working surfaces with single drainer stainless steel sink unit with mixer tap over. The range of appliances include; eye-level electric oven with split level 'Stoves' electric hob with concealed extractor canopy above. Splash back tiling to working surface areas. Under counter appliances include 'Beko' freezer, 'Whirlpool' fridge and 'Bosch' washing machine. Concealed wall mounted 'Vaillant' boiler serving hot water and central heating. Radiator. Smooth plastered ceiling.

Bedroom One: 12'11" x 11'9" (3.94m x 3.58m) uPVC double glazed window to front aspect. Radiator. The room is fitted with a range of furniture including a four door wardrobe to one wall with matching dressing table/drawer stack. Smooth plastered ceiling.

Bedroom Two: 11'3" x 7'11" (3.43m x 2.41m) uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

Wet Room: 7'2" x 5'7" (2.18m x 1.7m) Designed for wheelchair accessibility, the wet room features two uPVC double glazed windows to the rear aspect, a wall-mounted 'Triton' electric shower, low-level WC, and suspended wash hand basin. Wall mounted extractor fan. Radiator. Fully tiled walls and non-slip flooring. Smooth plastered ceiling.

To the Outside of the Property:



The generous rear garden measures approximately 90ft in length and is accessed via the kitchen, with shallow steps leading down to a paved pathway that continues around the boundary of the home.

There is a further hardstanding area in front of the detached Workshop/Garage, with gated side access (measuring approximately 6'0" at the widest point).

The garden begins with a well-maintained lawned area, extending to a low-maintenance section laid with pebbles and mature shrubs, creating a pleasant outdoor space. A summerhouse is to remain, and there is a courtesy door providing access to the;



Detached Outbuilding: Up-and-over door to the front, with power and lighting connected. Courtesy timber side door. Central inspection pit (suitable for mechanical use). Window to rear.

To The Front of the Property: The frontage of the home is of a good size (approx. 32ft x 28ft) providing huge potential for additional parking spaces. There is a concrete driveway to one aspect with remainder being mainly laid to lawn with shrub borders with brick all boundary to front aspect. Brick front boundary wall.





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. 10/24/2025