

HUNT ROCHE

The Estate Agent



Asking Price: Offers over £500,000

40 Cornworthy, * Greensward Views *, Shoeburyness, Essex, SS3 8AN



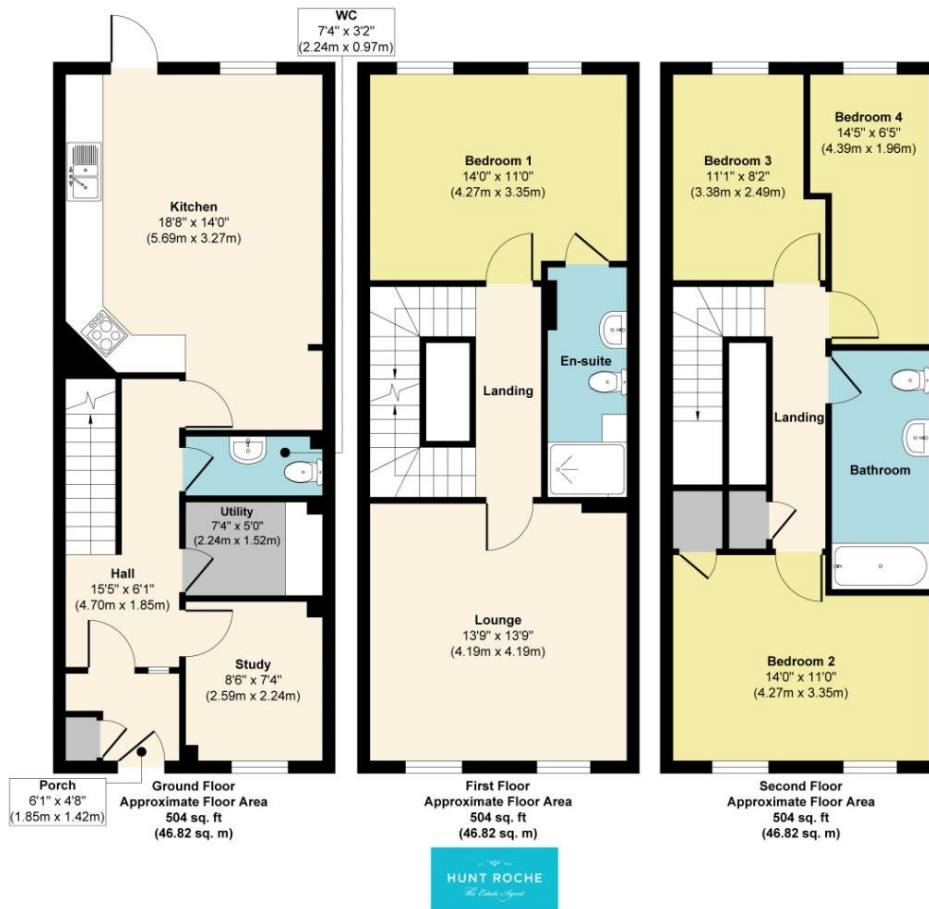
Located within the ever-popular Bishopsteignton area, this superb Georgian-style townhouse enjoys an attractive position overlooking a picturesque greensward and offers generous, versatile living throughout. The property benefits from allocated parking and a garage, and is ideally situated close to the excellent shopping facilities of Thorpe Bay Broadway as well as mainline railway links to London Fenchurch Street. An immediate viewing is highly recommended.

Leasehold Information::

999 years from 1st January 1980

Approximately £228 payable every 6 months for upkeep of communal areas.

40 Cornworthy



Approx. Gross Internal Floor Area 1512 sq. ft / 140.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

- The area is well served by highly regarded schools, including: Thorpedene Primary School, Bournes Green Infant & Junior Schools & Shoeburyness High School
- Approx. 0.7 miles to Thorpe Bay Station (C2C line to London Fenchurch Street)
- Regular bus routes connecting to Southend, Shoebury and surrounding areas
- Close to Thorpe Bay Broadway, with cafés, boutiques, restaurants and independent retailers
- Short distance from Thorpe Bay seafront, golf course, tennis club and leisure facilities
- Easy access to major roads including the A13 and A127



Entrance via: The property is approached via a solid hardwood panelled door, complete with spy-hole and a decorative leaded window over.

Entrance Lobby: 6'2" x 4'10" (max) (1.88m x 1.47m (max)) Wood effect flooring. Panelled door to cupboard housing utility meters. Coving to smooth plastered ceiling. Smooth plastered ceiling. Part glazed panelled door with window panes to either side, to;

Reception Hallway: 15'8" x 6'1" (4.78m x 1.85m) A welcoming entrance hallway featuring a turned staircase rising to the first-floor accommodation with spindle balustrade and useful understairs storage cupboards. Doors lead to the Utility Room, Kitchen and Ground Floor Guest Cloakroom/WC. Finished with wood-effect flooring, radiator, coving to the smooth plastered ceiling, and a further panelled door opening into:

Home Office/Snug: 8'8" x 7'3" (2.64m x 2.2m) uPVC double glazed 'Georgian style' window to the front aspect, offering pleasant views across the greensward. Finished wood-effect flooring, radiator, and coving to smooth plastered ceiling.

Kitchen/Diner: 14'5" x 14'1" (max) (4.4m x 4.3m (max)) Pair of uPVC double glazed leaded sash-style windows to the rear aspect, with a matching glazed door adjacent providing access to the rear garden. The Kitchen is fitted with an extensive range of eye and base level units with granite working surfaces and matching upstands, inset with a stainless steel single bowl sink unit with mixer tap over. Appliances include a 'Neff' five-ring gas hob with stainless steel splashback and extractor canopy over, built-in 'Neff' low-level double oven and integrated dishwasher. Ample space for 'American style' fridge freezer and seating. Finished with tiled flooring, radiator, and coving to the smooth plastered ceiling inset with recessed lighting.

Utility Room: 7'3" x 4'11" (2.2m x 1.5m) Fitted to one aspect with working surfaces providing recess space for washing machine and tumble dryer. Larder-style cupboard with shelving. Wall-mounted boiler. Finished with wood-effect flooring, radiator, and coving to the smooth plastered ceiling inset with recessed lighting.

Ground Floor Cloakroom/WC: 7'8" x 3'2" (2.34m x 0.97m) Fitted with a white suite comprising a close-coupled dual flush WC and a wall-mounted vanity wash hand basin with mixer taps. Attractive rustic tiled splashback to the sink area with matching detailing. Chrome heated towel radiator. Wall-mounted extractor fan. Finished with wood-effect flooring and coving to smooth plastered ceiling.

First Floor Landing: 7'4" (2.24) x 9'1" (2.77) (including stairs) Turned staircase rising to the second-floor accommodation with spindle balustrade. Panelled doors lead to the Main Bedroom and Living Room. Finished with carpeted flooring and coving to smooth plastered ceiling.

Living Room: 13'10" x 14'3" (4.22m x 4.34m) Pair of uPVC double glazed leaded sash-style windows to the westerly front aspect, offering superb views across the greensward. Two radiators and a wall-mounted thermostat control panel. Finished with coving to the smooth plastered ceiling inset with recessed lighting.

Main Bedroom: 14' x 11'2" (max) (4.27m x 3.4m (max)) Pair of uPVC double glazed leaded sash-style windows to the rear aspect. Two radiators. Finished with coving to the smooth plastered ceiling. Panelled door to:

Ensuite Shower Room: 7'10" x 4'5" (max) (2.4m x 1.35m (max)) Fitted with a three-piece suite comprising an independent shower cubicle with integrated shower and rustic-style tiling to all walls with matching floor tiles, close-coupled WC and pedestal wash hand basin with mixer tap over. Heated towel rail, shaver point and wall-mounted extractor fan. Coving to smooth plastered ceiling inset with recessed lighting.

Second Floor Landing: 9'6" (2.9) x 8'1" (2.46) (including stairs) Panelled doors off to Bedroom Two, Bedroom Three and the Family Bathroom. Further panelled door to good size airing cupboard inset with shelving. Finished with coving to smooth plastered ceiling and access to loft space.

Bedroom Two: 14' x 10'11" (max) (4.27m x 3.33m (max)) Pair of uPVC double glazed leaded sash-style windows to the westerly front aspect, offering lovely elevated views across the greensward. Two radiators. Panelled door to spacious recessed storage cupboard/wardrobe. Coving to smooth plastered ceiling.

Bedroom Three: 14'5" x 6'4" (max) (4.4m x 1.93m (max)) uPVC double glazed leaded sash-style windows to rear aspect. Radiator. Coving to smooth plastered ceiling.

Bedroom Four: 11'1" x 7'3" (3.38m x 2.2m) uPVC double glazed leaded sash-style windows to rear aspect. Radiator. Coving to smooth plastered ceiling.

Fully tiled Family Bathroom: 8'4" x 5'5" (2.54m x 1.65m) The Bathroom is fitted with a three-piece suite comprising a panelled enclosed bath with twin hand grips with mixer tap over and shower attachment, dual flush WC and a pedestal wash hand basin with mixer tap Fully tiled walls with matching floor tiling. Ladder-style heated towel rail and wall-mounted extractor fan. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

The garden is approached via the kitchen and commences with a decked seating area. The middle section of the garden is laid to lawn with a further decked area to the rear. Fencing and brick retaining boundaries. Gated rear access.



Garage / Parking:

The garage is located in a block close to the rear access to the proeprty. Up and over door to front. Allocated Parking space adjacent to the Garage.

Council Tax Band D

PRELIMINARYU DETAILS - AWAITING VERFICATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	86 B
55-68	D		
39-54	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. 12/3/2025