

Church Road, South Shoeburyness



Freehold – Guide Price £600,000 - £615,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Overview

Occupying a significant plot within the highly desirable Church Road area, this remarkably spacious home offers considerably more accommodation than its relatively unassuming frontage might suggest. Predominantly arranged across the ground floor, with an additional upper-floor Bedroom and extensive eaves storage, the property offers an unusual degree of flexibility and would be particularly well suited to a larger or multi-generational family.

An impressive Reception Hallway provides access to the principal ground-floor accommodation, including a substantial 23'6" extended Living Room with feature stone fireplace and direct access to the garden. The generous 18' Kitchen/Breakfast Room is fitted with farmhouse-style cabinetry and provides ample space for a dining table and chairs, with French doors opening onto the garden and the fitted appliances and white goods remaining as part of the sale.

The arrangement of the remaining ground-floor accommodation is a particular feature of the property. Depending upon individual requirements, the home can provide up to four ground-floor Bedrooms, whilst two of these rooms are particularly well positioned to offer annexe-style or dual occupation potential, subject to any necessary consents. Equally, they could be utilised as additional reception rooms, Home Office, Playroom or Guest accommodation, allowing the layout to adapt as family requirements change.

A particularly spacious Family Bathroom with both bath and generous walk-in shower is complemented by a separate Guest WC. The upper floor provides a substantial south-facing Bedroom, together with a generous walk-in eaves storage area. The arrangement may also offer scope for part of the eaves space to be reconfigured to provide separate bathroom/shower facilities serving the upper floor, subject to feasibility and any necessary consents.

Outside, the south-facing rear garden is a major feature, extending to approximately 100ft x 50ft and offering an excellent degree of seclusion. Predominantly laid to lawn with mature trees, shrubs and established planting, the garden incorporates meandering pathways and a choice of patio and seating areas, including a secluded pergola-covered area towards the rear.

To the front, the generous shingled frontage provides ample off-road parking and access to the double-width Garage, with rear access and an approximately 4ft-deep inspection pit, likely to particularly appeal to a motoring enthusiast.

All of this is positioned within the established and highly regarded Church Road location, conveniently placed for local amenities, transport connections and the beachfront, and is offered with the significant advantage of NO ONWARD CHAIN.



- **NO ONWARD CHAIN — FAST COMPLETION POSSIBLE**
- **100FT SOUTH-FACING GARDEN**
- **UP TO FIVE BEDROOMS / ANNEXE POTENTIAL**
- **Minimal shared wall — only two rooms adjoin next door, offering excellent privacy**
- **Large frontage with ample parking**
- **Quiet, sought-after Church Road location**
- **Impressive 23'6 extended Living Room**
- **18' farmhouse-style Kitchen / Breakfast Room**
- **Generous off-road parking & double-width garage with inspection pit**



Frontage: The property is approached via a generous frontage, predominantly laid to shingle providing ample off-road parking and direct access to the Garage. Established planting and mature hedging provide screening to the front and side, with paved pathway leading to the entrance.

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Entrance via: Composite entrance door with inset double glazed panel, complemented by double glazed side panels and glazed panel above inset with the house number, providing access to:



Attractive Reception Hallway: An impressive and particularly spacious Reception Hallway with obscure uPVC double glazed door providing access to the side courtyard, in turn giving access to the rear garden and Garage. Attractive pair of contemporary wood-effect double doors with curved glazed inserts opening to the Living Room. Further matching wood-effect internal doors with contemporary chrome furniture providing access to the Kitchen, Guest WC, Family Bathroom and Bedrooms One, Two and Three. Bespoke hand-painted staircase rising to the upper Bedroom and eaves storage space, with hand painted balustrade and contrasting wood-effect treads and handrail. Three radiators. Coving to textured ceiling.



Living Room: 23'6" x 11'9" (max) (7.16m x 3.58m (max)) uPVC double glazed French doors with matching glazed side panels opening directly onto the rear garden. An exceptionally spacious and extended reception room, featuring a wide opening dividing the two areas with decorative pilasters. Handsome stone fireplace and hearth with inset electric fire providing an attractive focal point. Extensive fitted pull-out storage drawers and cupboards cleverly

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incorporated beneath the staircase, providing excellent concealed storage. Radiators. Curved cornicing to ceiling. Recessed ceiling spotlights to the rear section with wall light points to the front section.





Kitchen / Breakfast Room: 18' x 12'7" (5.49m x 3.84m) uPVC double glazed French doors with matching full-height side panels opening directly onto the rear garden. Fitted with an extensive range of farmhouse-style cream units, incorporating a dresser-style section with glazed display cabinets, inset glass shelving and display lighting, open wine rack, wicker basket storage, cupboards and drawers. Complementary wood-effect working surfaces with tiled splash backs. Porcelain one-and-a-quarter bowl single drainer sink unit with mixer tap. Fitted appliances include 'Neff' double eye-level oven and 'Neff' four-ring induction hob with concealed extractor over. Under-counter 'Candy' washing machine and 'Candy' dishwasher. American-style 'FridgeMaster' fridge/freezer. Under-cabinet lighting. Ample space for dining table and chairs. Tiled floor. Striking exposed timber ceiling beams and substantial timber supports creating considerable character. Door to;

Potential Annexe Accommodation:

The following two ground-floor rooms offer considerable versatility and can be utilised as additional bedrooms or reception rooms. Their position and arrangement also offer excellent potential for the creation of a more independent annexe-style area, ideal for multi-generational living, subject to any necessary alterations and consents.

Bedroom / Annexe Living Room: 13'6" x 13'6" (4.11m x 4.11m) Currently utilised as a second Reception Room the room offers a large south-facing uPVC double glazed bow window overlooking the rear garden. Feature fireplace with decorative surround, marble-effect inset and hearth. Decorative dado rail with extensive moulded wall panelling. Feature Parquet-style wood flooring. Door providing direct access to the Kitchen/Breakfast Room. Ornate cornice, decorative ceiling detailing and central ceiling rose. Further door providing access back to the Reception Hall and in turn to:

Bedroom: 10'7" x 9'10" (3.23m x 3.00m) uPVC double glazed window overlooking the walkway area to the Garage. Further pair of high-level uPVC double glazed windows to side aspect. A good size double bedroom. Radiator. Laminate wood-effect flooring. Coving to smooth plastered ceiling.



Family Bathroom: 11'1" x 8'8" (3.38m x 2.64m)

Obscure uPVC double glazed window to side aspect. A spacious bathroom comprising Bespoke vanity unit with inset wash hand basin, extensive cupboard storage and worktop surface, a panel enclosed bath with chrome mixer tap and pull-out hand-held shower attachment and twin hand grips. Step up to a generous walk-in shower area enclosed by a pair of part-obscure glazed screens, featuring a full-height stone-effect tiled feature wall, oversized circular rainfall shower head and wall-mounted controls. Dual flush WC positioned beyond the shower screening. Radiator. Natural stone-effect tiling in warm neutral tones to the walls, incorporating decorative mosaic-style detailing, with complementary diagonally laid stone-effect tiled flooring with feature underfloor heating. Recessed spotlights to smooth plastered ceiling inset with ceiling mounted extractor fan.

Guest Cloakroom/WC: 7'7" x 2'10" (2.3m x 0.86m)

Fitted with a dual flush WC and wall-mounted wash hand basin with chrome mixer tap. Half-height neutral-toned tiling to walls incorporating a decorative mosaic tiled border. Contrasting tiled flooring. Radiator. Ceiling extractor fan. Smooth plastered ceiling.



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Bedroom: 12'5" (3.78) x 11'10" (3.6) (into wardrobes) Wide uPVC double glazed window to front aspect. An excellent size double bedroom featuring an extensive range of bespoke fitted wardrobes extending across one wall, incorporating a combination of hanging and storage cupboards with decorative glazed display doors, together with a central illuminated dressing area with mirror and fitted drawer storage. Radiator. Wood-effect flooring. Smooth plastered ceiling.

Bedroom: 11'8" x 8'5" (3.56m x 2.57m)
uPVC double glazed window to front aspect, with additional uPVC double glazed window to the angled side elevation overlooking the entrance porch area. A good size bedroom, currently utilised as a Home Office. Radiator. Wood-effect flooring. Textured ceiling.

The Upper floor comprises:

The landing/lobby area with attractive matching panelled doors providing access to the Rear Bedroom and generous walk-in eaves storage space.

The arrangement may offer potential for part of the eaves storage to be reconfigured to provide separate bathroom/shower facilities serving the upper floor, subject to any necessary consents.

Eaves Room:

Generous walk-in eaves storage area with restricted head height. Insulated roofline with foil-faced insulation fitted between the rafters. Wall-mounted boiler.

Top floor Bedroom: 16'1" x 11'2" (max) (4.9m x 3.4m (max))

Large south-facing uPVC double glazed window providing an abundance of natural light and elevated views across the surrounding area. Radiator. Recessed wardrobe with sliding doors, together with further built-in storage cupboard. Additional mid-level access to a useful over-stairs storage cupboard. Smooth plastered ceiling with some restricted head height.





Garden: Accessed directly from both the Living Room and Kitchen/Breakfast Room, the property enjoys a substantial and established **south-facing** rear garden, measuring approximately **100ft x 50ft**. Predominantly laid to lawn with an extensive variety of mature trees, shrubs and established planting providing a good degree of seclusion. Extensive paved pathways meander through the garden and connect a choice of patio and seating areas, including a secluded pergola-covered seating area towards the rear. Enclosed by established hedging and fencing.



Side access leads to the rear of the Garage, which can also be accessed internally from the Reception Hallway and benefits from a wider-than-average rear access door.

Garage: 18' x 16'2" (5.49m x 4.93m)

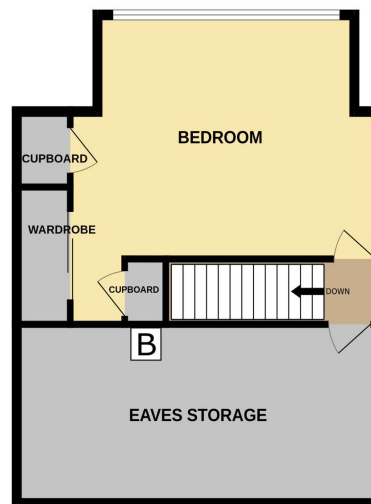
Electric roller shutter double-width door. uPVC double glazed windows to rear with further single glazed window to side. Inspection pit approximately 4ft deep. Power and lighting connected. Also accessed via gated access to the rear.

Please Note - The garage has a corrugated sheet roof which, due to its type and age, may contain asbestos-containing material (ACM). This has not been tested or confirmed. Interested parties are advised to seek appropriate specialist advice should they require further information.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Ref; SHO260058

Council Tax Band D

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. 9/29/2026