

HUNT ROCHE

The Estate Agent



Asking Price: £495,000

111 Church Road, Shoeburyness, Essex, SS3 9EY



Offered for sale with No Onward Chain, this attractive three-bedroom semi-detached family home occupies an enviable position within the highly sought-after Church Road location. Beautifully proportioned throughout, the property offers generous and versatile family accommodation including three reception rooms, a fitted Kitchen with adjoining Utility/Boot Room, Ground Floor Cloakroom and three well-proportioned bedrooms. Outside, ample off-street parking is complemented by a delightful established rear garden, creating an ideal home for growing families.



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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Property & Location Overview:

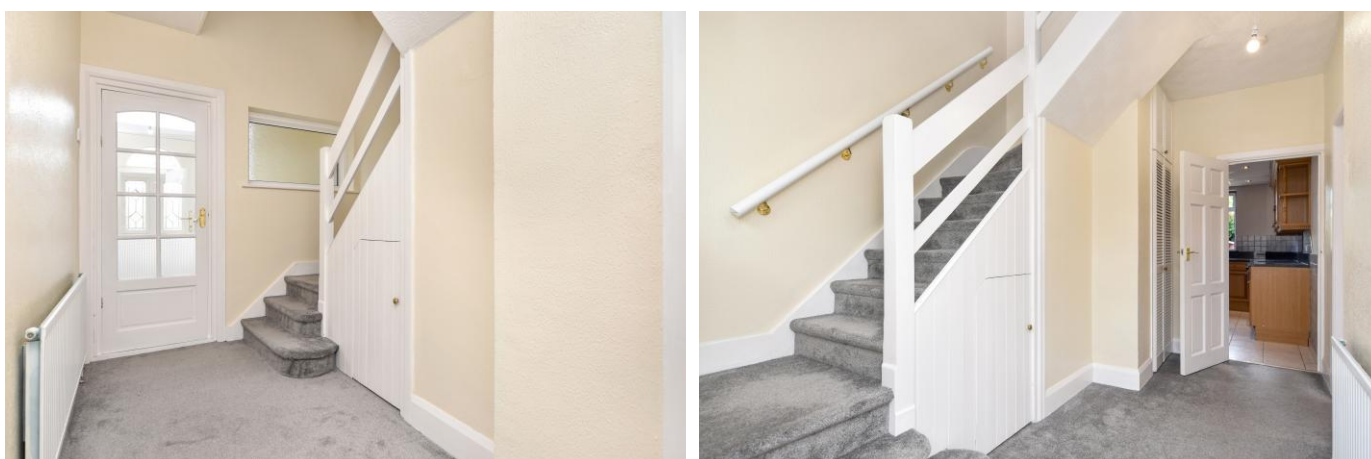
Situated within one of Shoeburyness' most established residential locations, this spacious family home enjoys excellent access to a wide range of everyday amenities. Local shopping facilities, well-regarded schools, parks and recreational areas are all within easy reach, whilst excellent road and rail links provide convenient access into Southend-on-Sea and London. The nearby Beach, seafront and promenade offer superb coastal walks and leisure opportunities, making this an outstanding location for families and commuters alike.



Frontage: Set behind an attractive original style brick boundary wall with decorative wrought iron double entrance gates, the property enjoys an impressive frontage with a generous block paved driveway providing off-street parking for numerous vehicles. Mature planted borders, established shrubs and an eye-catching specimen palm tree.

Entrance via: Secure composite entrance door with decorative obscure double glazed inserts and uPVC matching glazed side panels opening to the Entrance Porch, creating a bright and welcoming first impression.

Entrance Porch: 9'10" x 2'2" (3m x 0.66m) Panelled door providing access to the Utility Room. Obscure glazed borrowed-light window to the Hallway. Tiled flooring. Smooth plastered ceiling. Glazed multi pane door to;



Reception Hall: 12'2" x 8'5" (max) (3.7m x 2.57m (max)) Creating an outstanding first impression, the spacious Reception Hallway provides access to the principal ground floor accommodation and features an impressive turned staircase rising to the First Floor beneath an approximate 17ft high ceiling, creating a striking sense of space and volume, together with an obscure glazed borrowed-light window to the Entrance Porch. Useful understairs storage cupboard housing the utility meters. Radiator. Panelled door opening to the generous dual-aspect Living/Dining Room, together with a further panelled door leading to the Kitchen. Louvre doors opening to the Ground Floor Cloakroom. Smooth plastered ceiling.

Ground Floor Guest WC: Two-piece suite comprising a dual flush low level W.C. and pedestal wash hand basin with mixer tap. Complementary tiled splashback with wall mounted circular mirror over. Wood-effect flooring. Papered ceiling.

Kitchen: 12'2" x 8'9" (3.7m x 2.67m) Double glazed window overlooking the rear garden. Comprehensively fitted with an extensive range of full-height, eye and base level storage units, including tall larder cupboards, complemented by polished granite work surfaces incorporating an under-mounted one and a quarter bowl sink with mixer tap, grooved drainer and matching granite upstands. Complementary tiled splashbacks. Freestanding 'Electra' range-style cooker with four-ring gas hob beneath an extractor canopy with open display shelving. Integrated under-counter dishwasher. Additional breakfast/preparation area with appliance recess below. Tiled flooring. Panelled door to the Reception Hallway and multi-pane glazed door providing access to the Utility Room. Suspended ceiling inset with recessed lighting.



Open Plan Living / Dining / Conservatory: An impressive open-plan family living space, thoughtfully designed to provide generous and versatile accommodation for modern living. The well-defined Living and Dining areas seamlessly connect with the adjoining Garden Room, creating an exceptionally bright and sociable environment ideally suited to both everyday family life and entertaining.

Living Room Area: 16' (4.88) (into bay) x 11'11" (3.63) (max)

South-facing double glazed bay window to the front aspect allowing an abundance of natural light. Attractive feature fireplace incorporating an electric fire with decorative surround. Radiator. Open plan to the Dining Room, creating an impressive family living space. Coving to papered ceiling inset with recessed lighting.



Dining Room Area: 16'4" (4.98) (max) x 11'11" (3.63) (max)

Multi-pane glazed French doors with matching side windows opening to the Conservatory, allowing excellent natural light to flow through the room. Chimney breast incorporating a recessed fireplace niche. Radiator. Open plan to the Living Room, creating an impressive entertaining and family space. Coving to papered ceiling inset with recessed lighting.

Conservatory / Garden Room: 15'2" (max) x 11'1" (4.62m (max) x 3.38m)

uPVC double glazed windows enjoying delightful views over the rear garden together with double glazed French doors opening directly onto the patio and garden beyond. A spacious and versatile additional reception room, ideal as a Garden Room, family sitting area or entertaining space. Built in shelving area. Laminate wood-effect flooring. Polycarbonate vaulted roof incorporating a central ceiling fan/light.



Utility / Boot Room: 5'5" x 23'4" (1.65m x 7.1m) A particularly generous dual-aspect Utility Room providing excellent additional storage and laundry space. Fitted with a range of full-height, eye and base level storage units with rolled-edge work surfaces incorporating an inset stainless steel single drainer sink. Ample space and plumbing for a washing machine and tumble dryer, together with further space for additional appliances, freestanding storage or the creation of a practical cloak area for coats and footwear. Multi-pane glazed door opening to the Kitchen. uPVC double glazed window to the front aspect and an obscure uPVC double glazed door with matching side panel providing direct access to the rear garden. Wood-effect vinyl flooring with a practical tiled area by the rear entrance. Smooth plastered ceiling with inset pair of ceiling lights.



Landing:

Turned staircase with painted balustrade rising to the first floor galleried landing. Double glazed front-facing window set within the dormer, flooding the landing with natural light. Useful eaves storage cupboard. Loft access hatch. Original style panelled doors providing access to all first floor rooms. Smooth plastered ceiling.

Front Bedroom: 15'8" (4.78) (into bay) x 12'2" (3.7) (max)

South facing double glazed walk-in bay window to the front aspect. A comprehensive range of quality fitted bedroom furniture extends across two walls, incorporating full-height wardrobes, overhead storage cupboards, matching bedside cabinets, drawer units, glazed display shelving, dressing area with mirror and further wardrobes with integrated drawers, providing excellent hanging, shelving and storage facilities. Radiator. Coving to textured ceiling with decorative ceiling rose. Original style panelled door.



Rear Bedroom: 12'9" x 11'11" (3.89m x 3.63m) Double glazed window to the rear aspect enjoying attractive views over the mature rear garden. Radiator. Coving to papered ceiling.

Bedroom Three: 9'4" x 8'5" (max) (2.84m x 2.57m (max)) Double glazed window to the rear aspect affording pleasant views over the rear garden. Twin louvred doors opening to built-in storage cupboards, one fitted with hanging rail and shelving, the other housing the wall mounted 'Worcester' gas fired boiler. Radiator. Coving to papered ceiling.

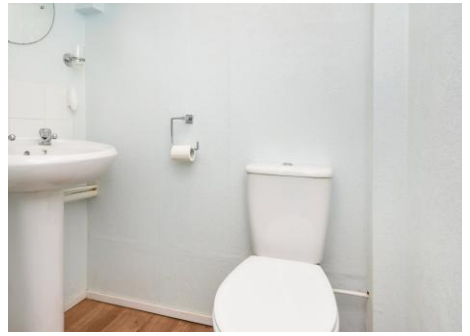
Family Bathroom: 6'6" x 5'5" (1.98m x 1.65m) Obscure double glazed window to the side aspect. This three-piece suite comprises a panelled bath with mixer tap, shower attachment, decorative shower boarding, fitted glazed shower screen and thermostatic shower over, pedestal wash hand basin with mixer tap and dual flush low level W.C. Part tiled walls. Radiator. Coving to textured ceiling.



Garden: A particularly attractive and established rear garden commencing with an extensive paved patio, complemented by an adjoining timber decked seating area, creating an excellent space for outdoor entertaining and al fresco dining. The garden extends predominantly to lawn, bordered by a wide variety of mature trees, shrubs and well-stocked planted beds, providing an excellent degree of privacy together with year-round colour and interest. Towards the rear of the garden are two timber outbuildings, comprising a useful storage shed and a larger summerhouse/workshop, both to remain. The generous plot offers excellent space for families, keen gardeners or those wishing to create further recreational areas, whilst the established planting, specimen trees and mature landscaping combine to create a delightful outdoor environment.

Council Tax Band D

PRELIMINARY DETAILS AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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. 7/3/2026