

HUNT ROCHE

The Estate Agent



Asking Price: £400,000

101 St. Andrews Road, Thorpedene Position, Shoeburyness, Essex, SS3 9JN



Occupying a generous South-backing plot within the highly sought-after Thorpedene Estate, this versatile semi-detached chalet bungalow offers well-presented accommodation. Features include a spacious Living Room overlooking the beautifully established rear garden, an attractive gloss fronted Kitchen/Breakfast Room, contemporary ground floor Bathroom with separate shower enclosure, separate WC and a versatile first floor Bedroom/Hobby Room with panoramic picture window and extensive eaves storage. Externally, the property enjoys a beautifully established South-facing rear garden extending to approximately 60ft, whilst the generous frontage benefits from an existing dropped kerb and offers potential for the creation of substantial off-street parking. Conveniently situated for the seafront, local amenities and bus routes, viewing is highly recommended.



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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**Semi-Detached Chalet Bungalow Located within the Highly Sought-After Thorpedene Estate
 Conveniently Situated for the Seafront, Bus Routes and Local Shopping Facilities
 Occupying a Generous South Backing Plot
 Flexible Bedroom and Living Accommodation
 Beautiful Gloss Fronted Kitchen/Breakfast Room with Appliances to Remain
 Spacious Living Room Overlooking the South-Facing Rear Garden
 Contemporary Ground Floor Bathroom Suite Featuring Bath and Independent Shower Enclosure
 Separate Guest WC
 First Floor Bedroom / Hobby Room with Panoramic Picture Window and Extensive Eaves Storage
 Beautifully Established Approx. 60ft South-Facing Rear Garden with Garden Shed
 Existing Dropped Kerb Offering Potential for Off-Street Parking**



Entrance via:

Sideway access leading to a recessed Entrance Porch. Composite entrance door inset with a pair of obscure leaded double glazed inserts opening to:

Hallway:

A spacious and welcoming Entrance Hallway with attractive contemporary vertical panelled doors providing access to all ground floor rooms, one of which conceals a staircase rising to the First Floor accommodation. Radiator. Smooth plastered ceiling.



Dual Aspect Living Room / Garden Room: 19'5" x 11'11" (5.92m x 3.63m)

uPVC double glazed window to the side aspect together with a delightful south-facing garden room style extension incorporating uPVC double glazed French doors and matching side screens overlooking and providing direct access to the rear Garden. Radiator. A spacious reception room offering ample space for both seating and entertaining. Smooth plastered ceiling.



Kitchen/Breakfast Room: 11'3" x 11'2" (3.43m x 3.4m)

uPVC double glazed window and half glazed uPVC door to the rear aspect providing access to the Garden. The Kitchen is fitted with an attractive range of contemporary gloss fronted base and eye level units complemented by square edge work surfaces incorporating a one and a quarter bowl single drainer sink unit with mixer tap over. Built-in electric oven with split-level four ring gas hob and double width stainless steel extractor canopy over. Recessed housing with upright fridge/freezer to remain. Under-counter washing machine to remain. Cupboard housing wall mounted boiler. Freestanding central island providing additional preparation and storage space. Attractive tiled splashbacks. Further breakfast bar area with radiator under. Tiled effect lino flooring. Smooth plastered ceiling inset with recessed lighting.



Bedroom: 11'2" x 8'5" (3.4m x 2.57m)

uPVC double glazed window to the front aspect. Half-height door providing access to useful under-stair storage space. Contemporary vertical panelled door opening to a recessed storage cupboard fitted with ample shelving. High-level obscure glazed borrowed-light windows following the line of the staircase, allowing natural light to filter through to the staircase and landing area. Radiator. Smooth plastered ceiling.

Dining Room / Further Bedroom: 13'6" (4.11) (into bay) x 12'1" (3.68) uPVC double glazed walk-in bay window to the front aspect. A versatile reception room currently utilised as a formal Dining Room, although equally suitable as a Ground Floor Bedroom if required. Extensive range of fitted floor to ceiling wardrobes and storage cupboards providing excellent built-in storage. Two radiators. Smooth plastered ceiling.



Bathroom: 8'6" x 8'5" (max) (2.6m x 2.57m (max))

Pair of obscure uPVC double glazed windows to the side aspect providing natural light. Contemporary white suite comprising panelled bath with mixer tap, suspended vanity wash hand basin with mixer tap over and low-level WC. Separate tiled shower enclosure fitted with glazed door and integrated shower unit with both drencher shower head and handheld attachment. Attractive tiling to all visible walls in large-format white ceramic tiles with a subtle textured finish. Radiator. Tiled effect lino flooring. Smooth plastered ceiling inset with ceiling-mounted extractor fan.

Separate WC: 5'8" x 2'8" (1.73m x 0.81m)

Obscure uPVC double glazed window to the side aspect providing natural light. The white modern suite comprising low-level dual flush WC and wall-mounted wash hand basin with mixer tap over with splashback tiling. Radiator. Tiled effect lino flooring. Smooth plastered ceiling.



First Floor Bedroom: 11'11" x 9'9" (3.63m x 2.97m)

A wonderful versatile room accessed via a vertical panelled door from the staircase. An impressive room featuring a wide panoramic-style uPVC double glazed south facing picture window to the rear aspect, affording far-reaching rooftop views and flooding the room with natural light. Radiator. Laminate wood effect flooring. Useful eaves storage cupboard with half-height access door. Smooth plastered ceiling.

To the Outside of the Property:

The property enjoys a South-facing rear Garden extending to approximately 60ft in depth, featuring a paved patio terrace adjoining the rear of the property, ideal for seating and entertaining. The remainder is principally laid to lawn with established flower and shrub borders, mature planting and specimen trees.

A paved pathway provides access through the Garden to a timber Garden Shed, whilst a further side pathway offers convenient access to the front of the property. The Garden is enclosed by fencing to all boundaries and benefits from an outside water supply.

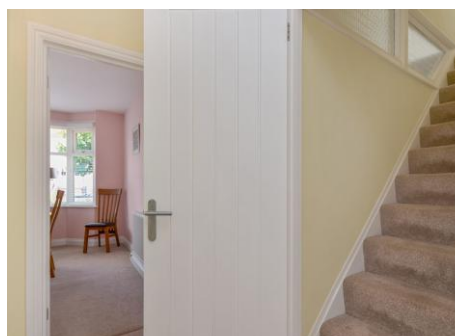
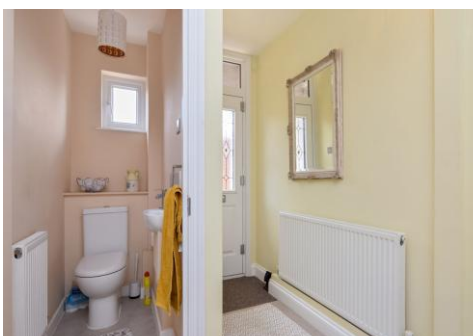


Frontage:

The property occupies a pleasant position set back from the road behind a low-level brick retaining wall, with the front garden being predominantly laid to decorative shingle for ease of maintenance, complemented by established shrub and flower borders. A paved pathway extends from the existing dropped kerb to the entrance door, whilst double gates provide secure access to the side and rear of the property.

The existing dropped kerb and generous frontage offer the potential for the creation of off-street parking, subject to any necessary alterations and consents.

PRELIMINARY DETAILS - AWAITING VERIFICATION
Council Tax Band C





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. 6/9/2026