

HUNT ROCHE

The Estate Agent



Asking Price: £425,000

65 Waking Road, Shoeburyness, Essex, SS3 9SZ



Enjoying uninterrupted open views across MOD land, this spacious three/four-bedroom semi-detached chalet occupies a desirable position within easy reach of Shoeburyness Railway Station and East Beach.

The well-planned accommodation includes a modern fitted kitchen opening into a spacious family room, a separate living room and versatile bedroom accommodation, offering flexibility for a range of buyers. Externally, the property benefits from driveway parking and a West-facing rear garden.

Offering no onward chain, this is a home not to be missed.

Entrance Hall:

Stairs rising to first floor accommodation. Radiator.

Living Room:

14'11" x 11'5" (4.55m x 3.48m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Coving to smooth plastered ceiling.

Modern Fitted Kitchen:

12'11" x 8'1" (3.94m x 2.46m)

The Kitchen is fitted with a modern range of base and eye level units with square edge working surfaces over with sink unit inset. 'Bosch' double oven and five ring gas hob with extractor canopy above. Concealed dishwasher. Plumbing and drainage for washing machine. Splashback tiling. Large understairs storage cupboard housing boiler. Smooth plastered ceiling inset with spotlights. Open plan to;

Family Room / Dining Room:

13'10" x 13'4" (4.22m x 4.06m)

Double glazed bi-fold doors to rear. Contemporary radiator. Smooth plastered ceiling.

Study / Bedroom 4:

13' x 8'10" (3.96m x 2.7m)

Double glazed window to rear aspect. Double banked radiator.

Modern Ground Floor Bathroom/WC:

9'9" x 6'1" (2.97m x 1.85m)

Fitted with a white three piece suite comprising whirlpool bath with independent shower unit above, wash hand basin set in vanity unit and low level W.C. Ladder style towel rail/radiator. Extractor fan. Full tiling to walls.

The First Floor Accommodation Comprises

Landing:

Doors off to rooms.

Bedroom One:

11'7" (3.53) x 10'2" (3.1) to Open Storage Area

Double glazed window to front aspect. Radiator.

Bedroom Two:**10'1" (3.07) to Open Storage Area x 8'3" (2.51)**

Double glazed window to rear aspect. Radiator. Open storage area with access to further eaves storage.

Bedroom Three:**8'7" x 4'4" (2.62m x 1.32m)**

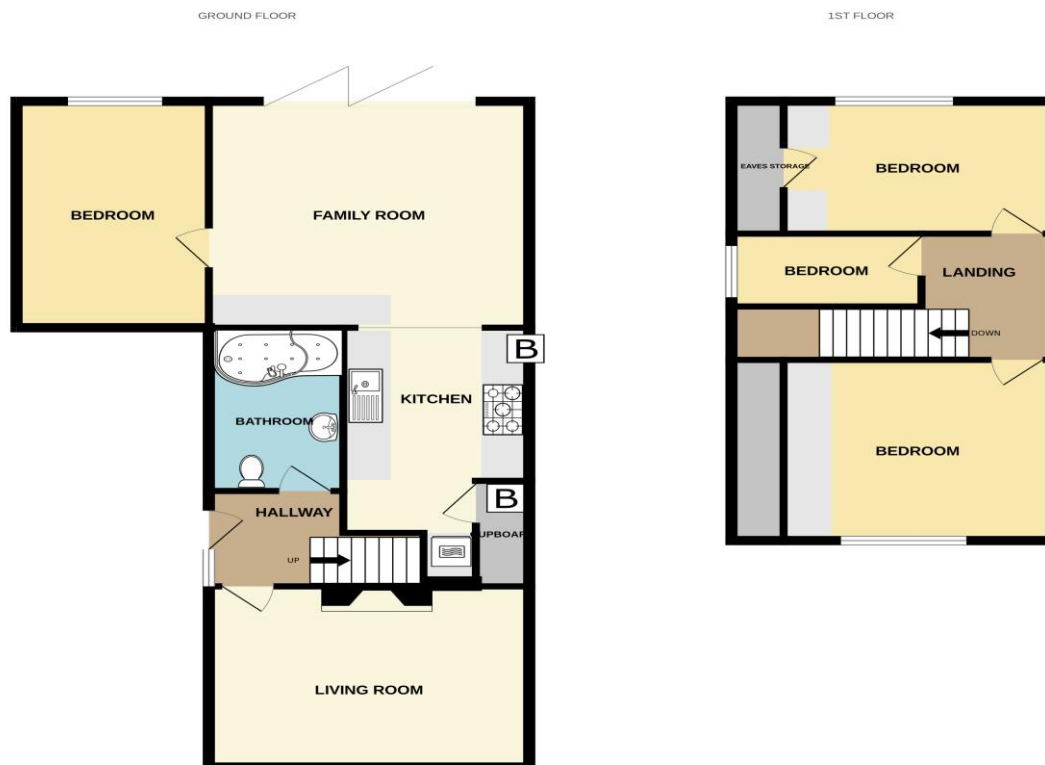
Double glazed window to side aspect. Double banked radiator.

To The Outside of the Property:

The rear garden commences with a large decked patio area leading to a central lawned area. Gates side access leading to the front of the property. External water tap. External lighting.

External Office / Gym:**14'7" x 11'2" (4.45m x 3.4m)**

Twin double glazed windows to front aspect. Wall heated. Power and light connected.

Off-Road Parking**Council Tax:****Band C****PRELIMINARY DETAILS - AWAITING VERIFICATION**

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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Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	68 D
39-54	E	
21-38	F	
1-20	G	

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