

HUNT ROCHE

The Estate Agent



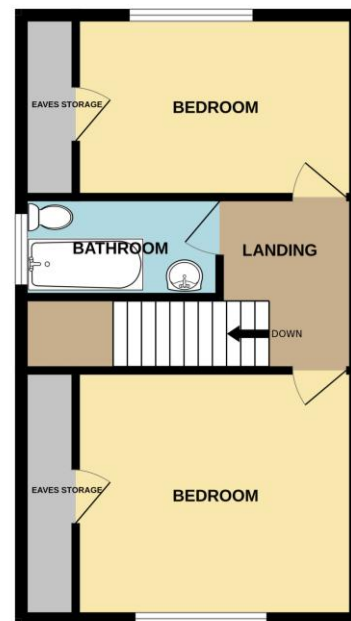
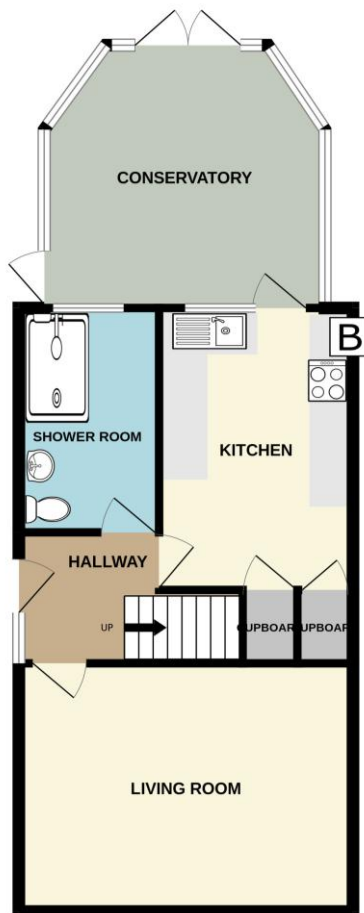
Guide Price: £325,000 - £335,000

73 Waking Road, Shoeburyness, Essex, SS3 9SZ



OPEN VIEWS... COASTAL LOCATION... NO ONWARD CHAIN!

Boasting uninterrupted open aspect views across MOD land, this spacious two double bedroom semi-detached chalet enjoys a fantastic position within easy reach of Shoeburyness Railway Station and East Beach. Complete with two bathrooms, Conservatory, Garage, driveway parking and a west-facing garden, this is an opportunity not to be missed.



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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STUNNING VIEWS!! Rarely do homes enjoy such an open outlook. Overlooking MOD land to the front, this spacious two bedroom semi-detached chalet offers an enviable setting just moments from Shoeburyness Railway Station and East Beach.

- NO ONWARD CHAIN
- Ground Floor Shower Room & First Floor Bathroom Suite
- Spacious Living Room with open aspect views
- Kitchen with direct access to uPVC Conservatory
- West Facing Rear Garden
- Detached Garage & Driveway Parking

Entrance via: uPVC double glazed entrance door with inset decorative leaded double glazed panels and matching side panel, door leading to the;

Reception Hallway: 6'5" x 5'9" (1.96m x 1.75m) Stairs rising to the First Floor. Multi pane glazed doors to the Kitchen and Living Room, further panelled door to the Ground Floor Shower Room. Radiator and thermostat control. Coving to papered ceiling.

Living Room: 15'1" x 11'5" (4.6m x 3.48m) Large uPVC double glazed window to front aspect affording delightful open views across the M.O.D. grounds, feature fireplace with tiled surround, hearth and inset living flame effect fire, radiator, coving to papered ceiling.

Kitchen: 13'3" x 8'3" (4.04m x 2.51m) uPVC double glazed window overlooking the Conservatory with adjacent uPVC double glazed door providing access, fitted with a range of matching base and eye level units with rolled edge work surfaces incorporating single drainer sink unit with mixer tap, undercounter space for washing machine and tumble dryer, space for tall fridge/freezer. Freestanding 'Beko' oven (to remain) with four ring electric hob and extractor hood over. Door to cupboard housing wall mounted Ideal boiler. Understairs storage cupboard, with further cupboard housing hot water cylinder, radiator, coving to papered ceiling.

Conservatory: 12'6" x 12'1" (max) (3.8m x 3.68m (max)) uPVC double glazed double doors providing access to the rear Garden, further uPVC double glazed door providing side access leading to the front of the Garage. uPVC double glazed windows to all aspects, two radiators, pitched polycarbonate roof with ceiling fan/light fitting.

Ground Floor Shower Room: 10'1" x 6'3" (3.07m x 1.9m) uPVC double glazed window to rear aspect. The shower Room offers fully tiled walls fitted with a modern white suite comprising vanity wash hand basin with mixer tap and storage beneath, low level dual W.C., walk-in shower enclosure fitted with shower. Chrome heated towel rail, ceiling mounted extractor fan. Smooth plastered ceiling inset with recessed ceiling lighting.

Landing: Doors provide access to Bathroom and Bedrooms. Papered ceiling with access to loft space.

Front Bedroom: 15'1" (4.6) (max) x 12' (3.66) (some restricted head height) uPVC double glazed window to the front aspect enjoying attractive open views across the M.O.D. grounds, radiator, papered ceiling.

Rear Bedroom: 15'1" (4.6) (max) x 8'1" (2.46) some restricted head height uPVC double glazed window to the rear aspect. Radiator. Papered ceiling.

Bathroom: 8'9" x 4'5" (2.67m x 1.35m) Obscure uPVC double glazed window to side aspect, part tiled walls, fitted with a white suite comprising vanity wash hand basin with mixer tap and storage beneath with mirrored medicine cabinet above, mid level cistern flush W.C., panelled bath with wall mounted 'Triton' shower over, radiator, papered ceiling.

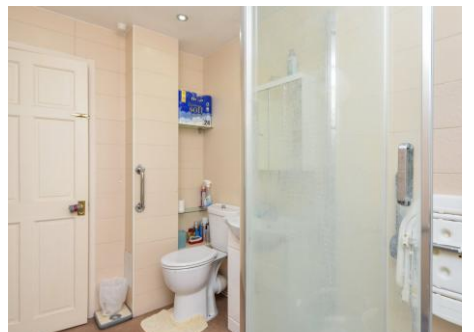
Garden: A generous West facing rear garden commencing with a paved patio seating area, the remainder offers established shrubs with a variety of mature trees and planting. Outside tap. Timber fencing to boundaries. Personal door providing access to the garage.

Garage: Detached garage with up and over door to front and personal door from the rear garden.

Parking & Frontage: The property is set back from the road behind a generous lawned front garden with mature flower and shrub borders. A block paved driveway to the side provides off street parking and leads to the detached garage.

Council Tax Band – C

PRELIMINARY DETAILS – AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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. 8/19/2026