



**DEDMAN  
GRAY**

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**Hospital Road, Shoeburyness**

Shoebury Garrison

In Excess of **£450,000**



Charming Grade II listed bungalow in Shoeburyness with 3 double bedrooms and historic appeal. Conveniently located near Shoebury Station and beach, boasting spacious loft space, large garden, and off-street parking. A unique blend of history and modern comfort awaits!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Terraced Grade II Listed Bungalow
- Three Double Bedrooms
- L-shaped Lounge/diner
- Fitted Kitchen
- Close To Shoebury Station And Beach
- Property was built circa. 1856
- Large Loft - with pull down ladder
- Good size rear garden
- The parking space to rear
- 

#### **Entrance Hall**

Wooden flooring, two radiators, picture rail, smooth plastered ceiling, loft hatch, doors to:

#### **Lounge**

13' 8" x 11' 6" (4.16m x 3.50m)

Sash windows to front, wooden flooring, picture rail, spotlights, feature fireplace.

### L-Shaped Kitchen/Diner

19' 5" x 14' 7" (5.91m x 4.44m)

Sash windows to rear and side, wall mounted boiler for hot water and gas central heating, base and eye level units, stainless steel sink unit with mixer taps inset into worktop, plumbing for washing machine, double radiator, built in cupboard, smooth plastered.

### Bedroom 1

13' 8" x 9' 7" (4.16m x 2.92m)

Sash window to rear, double radiator, picture rail, fitted wardrobe and dresser, wooden flooring, door to:

### En Suite Shower Room

Walk in shower cubicle, low flush wc, wash hand basin, wall mounted chrome heated towel rail.

### Bedroom 2

1' 8" x 11' 6" (0.50m x 3.50m)

Sash window to rear, wooden flooring, radiator, spotlights, feature fireplace.

### Bedroom 3

13' 8" x 11' 6" (4.16m x 3.50m)

Sash window to front, double radiator, wooden flooring, picture rail, spotlights, built in cupboard.

### Bathroom

7' 6" x 5' 6" (2.28m x 1.67m)

Obscure window to side, panelled bath with mixer taps and shower attachment, low flush wc, wash hand basin, wall mounted chrome heated towel rail, extractor fan, spotlights, shaver point (not tested).





## **GARDEN**

Laid to lawn with central pathway.

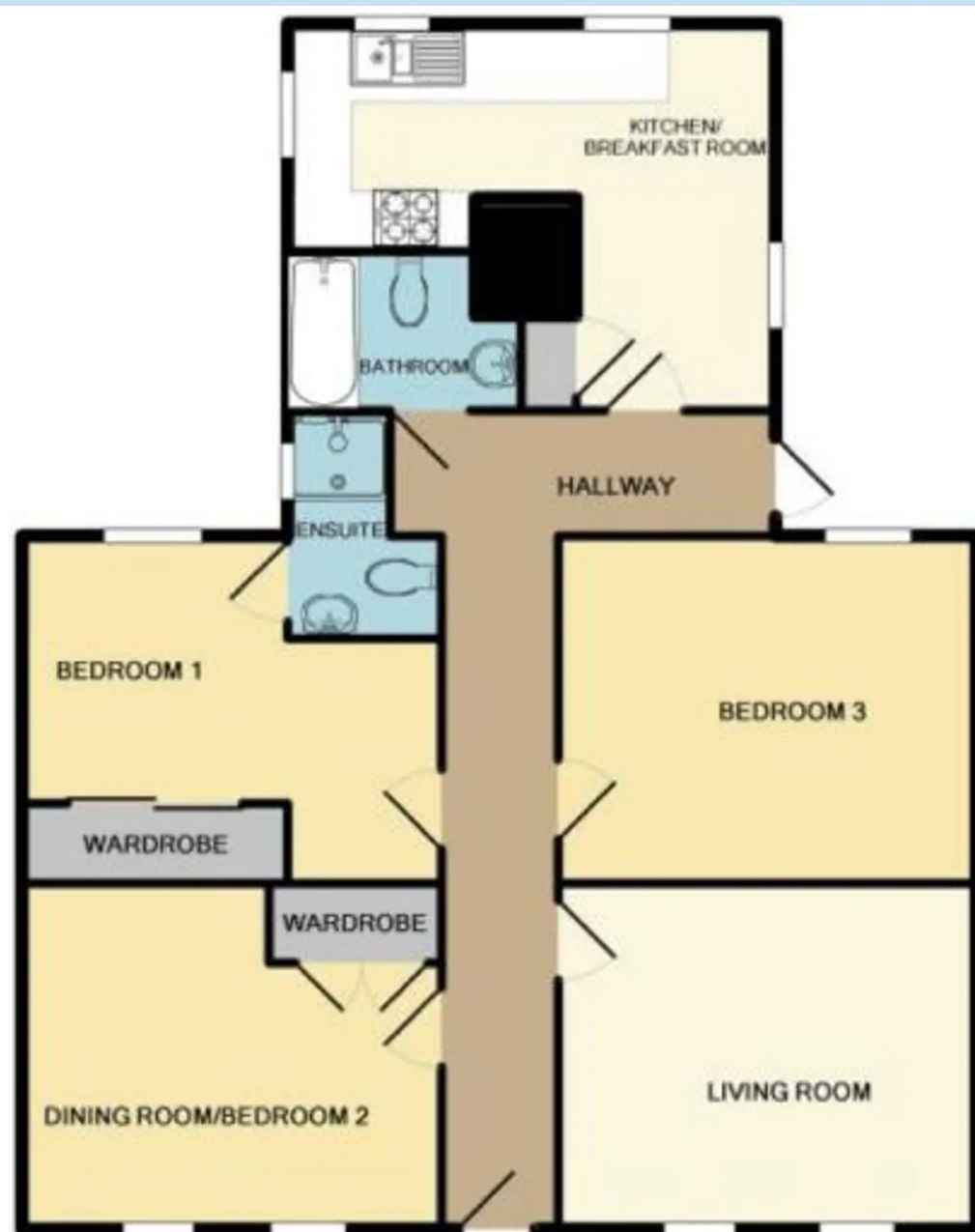
## **FRONT GARDEN**

Gate leading to central pathway, laid to lawn, brick built wall with pillars, fenced to either boundary.

## **OFF STREET**

2 Parking Spaces

Off street parking to rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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