

169

Church Road





169
CALLE DE BARRIO

Coast & Comfort

Coast, comfort, and contemporary design - Church Road offers it all.

This magnificent four-bedroom bungalow stands proud on a sizeable corner plot, oozing charm, and style from every angle.

Step inside and be awed by the stunning natural light that streams through every window, illuminating every room with a warm and airy feel. Designed with your comfort in mind, every detail has been carefully considered. From the ample storage solutions with attractive louvre doors. To the elegant Amtico herringbone flooring that compliments the neutral decor.

Under The Surface

- Modern alarm system with access straight to your phone
- Vaillant combi-boiler
- Wooden Venetian blinds throughout the home including in the double garage to remain
- 8 CCTV cameras for added security
- Council Tax Band - D (£1785 per annum)





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Warm & Welcoming

The harmonious flow of adjoining spaces commences with the welcoming entrance hallway. Stylish Amtico herringbone flooring compliments the neutral decor - which continues through to the lounge.

The south-facing wooden venetian blinds fitted to the double-glazed bay window let in a warm glow... and the beautiful stained glass windows on either side of the focal fireplace accentuate this even further.

Feast Your Eyes

If living by the sea appeals to you, you're in luck. Just a one-minute stroll to the south is the popular Thorpe Esplanade with its sandy shingle beaches. The highly regarded 'Prom' awaits with its colorful display of beach huts, water sports, and cafes. The Thorpe Bay Yacht Club and Bowling Club are moments away, and the historic 25-hectare Gunners Park nature reserve is a haven for nature lovers.



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Sweet Slumber

Retreat to the calming presence of the principal suite... featuring a warming color palette, fitted storage, and a three-piece en-suite. A second suite with a private shower room continues the herringbone floor and stained glass window detail.

The two further bedrooms are spacious and versatile in use, currently arranged as a home office with fitted storage and an indoor gym.



Bathed In Light

The contemporary country-style kitchen is a generous space - with plenty of room for cooking, eating, and entertaining.

It also benefits from a separate utility room. Gaze out at the immaculate rear garden while you cook, or take your meal to the flagstone sun patio and enjoy a luxurious al fresco experience.



Style & Design

The three bathrooms are sleek in design, with each white suite complementing the warm tiled walls and flooring, and chrome fixtures.

Alongside the two en-suite shower rooms to the principal and second bedrooms is a four-piece main bathroom suite, offering ample space and privacy.

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Ask The Owners.

Where do I go when I need....



A walk?

Being a 1 minute walk from the seafront, we usually go there. But the open spaces in Wakering are great too.



A coffee?

I go to Costa on The Broadway But there's also lots of independants in Shoebury



A supermarket?

Asda in Shoeburness, Tesco Express Thorpe Bay, Waitrose are all so close



A gym?

There's 4/5 local gyms as well as Shoeburness Leisure centre



A pint?

If I had to choose 1, The Harvester/Shorehouse, it's great for families and so local.



School?

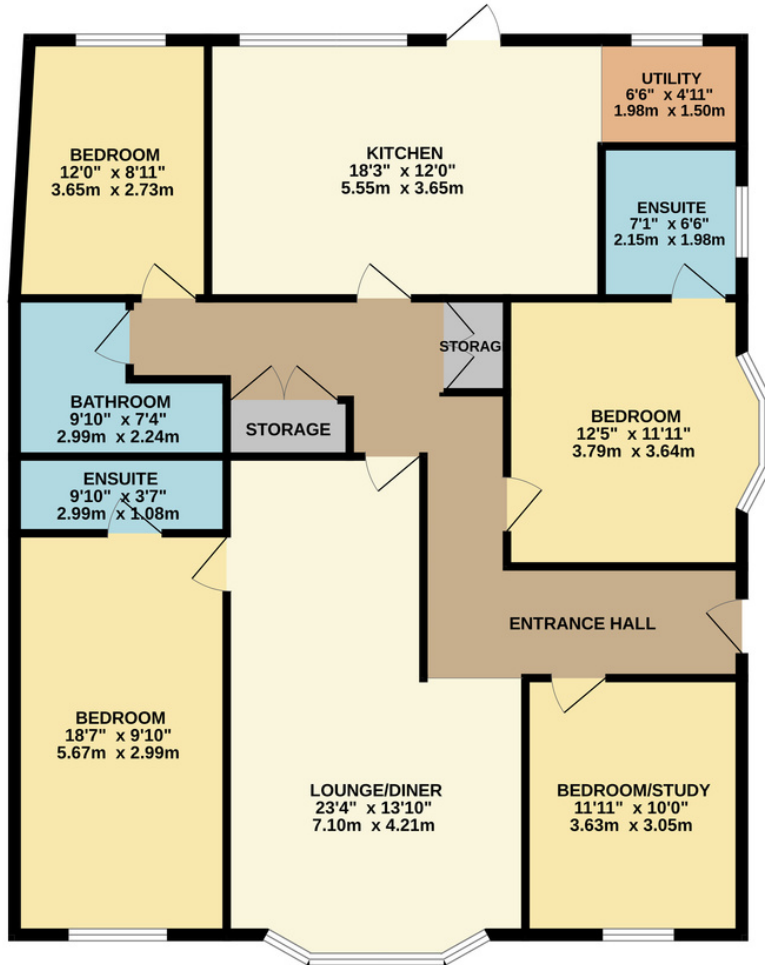
Too many to list!



Dinner?

The Roslin. Amazing food and a great atmosphere.

GROUND FLOOR
1407 sq.ft. (130.7 sq.m.) approx.

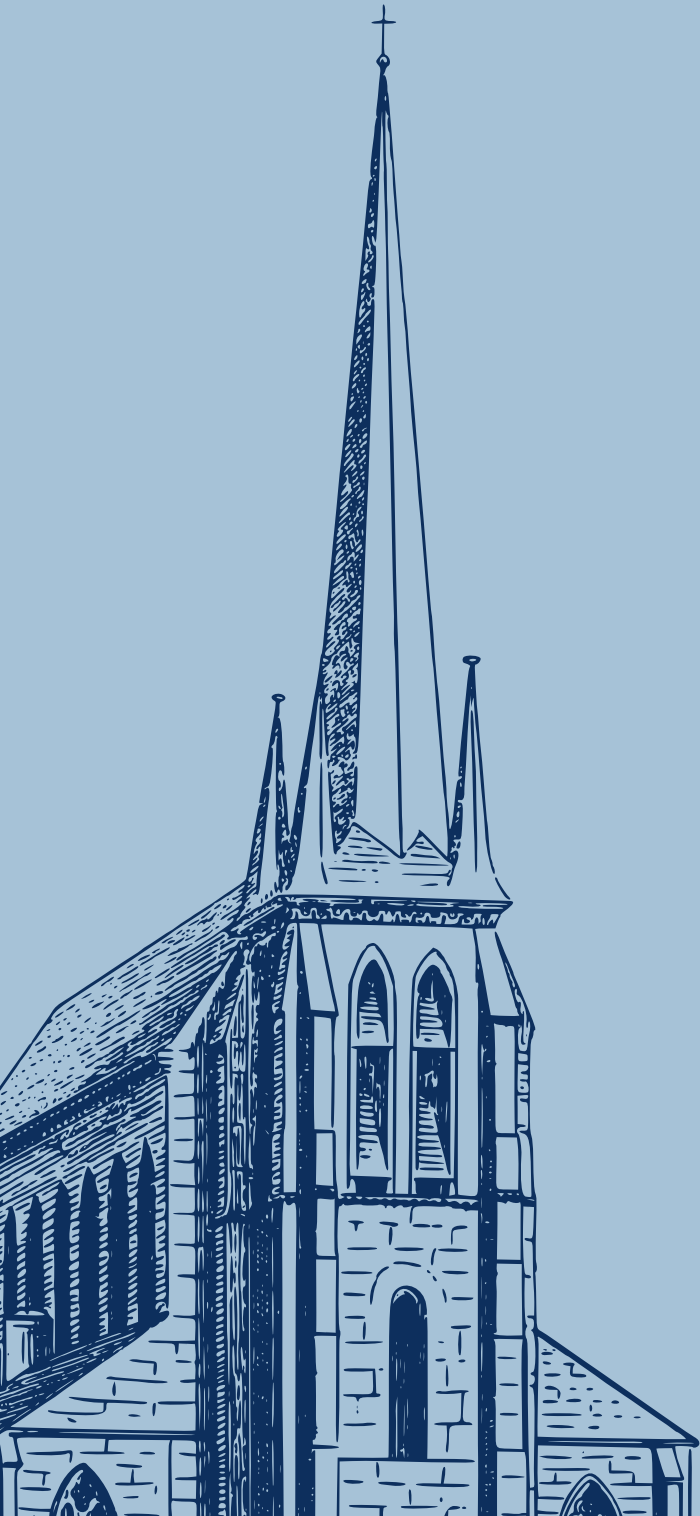


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx.

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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/// WHAT3WORDS: ///appeal.rabble.glue

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