

home.



OFFERS OVER

**£440,000**

Aylesbeare, Shoeburyness, Southend-On-



# 59 Aylesbeare, Shoeburyness, Southend-On-Sea, Essex, SS3 8AG



Home Estate Agents are pleased to offer for sale this surprisingly spacious three bedroom detached bungalow, located on the highly sought after Bishopsteignton Estate and which benefits from a detached garage and additional car-port.





The property is situated facing onto a pretty green amongst similar properties and the accommodation comprises; entrance hall, a spacious through lounge, a separate fitted kitchen, three well appointed bedrooms and a modern bathroom suite.

Externally the property benefits from a great size west backing rear garden with access to a car-port with off street parking for one plus a detached garage.

Aylesbeare is a lovely turning situated on the ever popular Bishopsteignton development providing easy access to Thorpe Bay mainline railway station and Broadway shopping Parade. Good quality local schools, a major supermarket and the seafront are also close to hand

#### **Accommodation Comprises:**

The property is approached via glazed door leading to:

#### **Entrance Porch:**

11'11 x 5'9

Tiled flooring, glazed door leading to:

#### **Entrance Hall:**

11'5 x 10'8

Wood flooring, built-in storage cupboard, additional built-in cloaks cupboard, picture rail, access to loft space, radiator, doors to:

#### **Lounge:**

17'1 x 11'6

A great size reception room with double glazed bay window to front aspect overlooking the green, wood flooring, dado rail, radiator, glazed double doors leading to:

#### **Lean-To:**

9'7 x 7'3

Glazed windows to rear and side aspects, two wall light points, doors to garden.





**Kitchen:**

13'7 x 7'7

Double glazed window to rear aspect with door to garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of work surfaces with cupboards and drawers beneath, built-in double oven and hob, space for fridge/freezer and washing machine, wall mounted boiler (not tested), coved ceiling with inset spotlighting.

**Bedroom One:**

12'4 x 9'2

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

**Bedroom Two:**

12'11 x 8'11

Double glazed window to rear aspect, carpeted, built-in floor to ceiling wardrobes, radiator.

**Bedroom Three:**

9'9 x 7'5

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

**Bathroom:**

8'1 x 5'8

Two double glazed obscure windows to side aspect, modern suite comprising; bath with shower over, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, heated towel rail.

**Externally:**

**Rear Garden:**

The rear garden is laid to lawn with rear access to the garage and car port.

**Parking Facilities:**

The property benefits from a detached garage with up and over door plus an additional car port with further parking.







GROUND FLOOR  
749 sq.ft. approx.



TOTAL FLOOR AREA : 749 sq.ft. approx.  
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**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
D

**TENURE**  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

**VIEWINGS**  
By prior appointment only

## Offers Over £440,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.