

home.

PRICE GUIDE

£680,000

Ness Road, Shoeburyness, Southend-On-Sea

107 Ness Road, Shoeburyness, Southend-On-Sea, Essex, SS3 9DA

Home Of Leigh are excited to offer for sale this attractive and surprisingly spacious four bedroom detached house situated in a convenient position close to local shops and bus routes as well as being within walking distance of Shoebury Beach and the historic Garrison.



The accommodation comprises; entrance lobby, entrance hall, guest cloakroom, a spacious lounge, separate dining room and additional study as well as a modern fitted kitchen which overlooks the rear garden.

The first floor benefits from three well appointed bedrooms, an en suite shower room plus a family bathroom, whilst externally the property offers a great size rear garden and off street parking to the front.

Situated on Ness Road, just a short walk from Shoeburyness station on the C2C line, offering direct routes to London Fenchurch street as well as being close to Shoeburyness High Street, and a 10-minute walk to Shoebury Common Beach.

Accommodation Comprises

The property is approached via an entrance leading to:

Inner Hall 10'3 x 5'1

Double glazed window to side aspect, tiled flooring, coved to smooth plastered ceiling, radiator, door to ground floor cloakroom, further door to:

Downstairs Cloakroom 5'6 x 3'5

Obscure window to side aspect, wash hand basin with vanity unit beneath, low level WC, half tiled to surrounding walls, tiled flooring, radiator.

Entrance Hall 13'6 x 7'3

Stairs leading to first floor landing with understairs storage cupboard, tiled flooring, coved to smooth plastered ceiling. Doors to:

Lounge 18'3 x 15'2

Double glazed French doors to side aspect leading out onto the rear garden, tiled flooring, coved to smooth plastered ceiling with two ceiling roses, two radiators, door to kitchen.



First Floor Landing 10'7 x 5'4

Carpeted, covered to smooth plastered ceiling, radiator. Doors to:

Bedroom One 13'7 x 12'5

Double glazed window to side aspect, wood flooring, covered to smooth plastered ceiling, radiator. Door to:

En-Suite Shower Room 5'8 x 4'2

Three piece suite comprising; fully tiled shower cubicle, pedestal wash hand basin, low level WC.

Bedroom Two 13'6 x 9'4

Double glazed window to front aspect, wood flooring, covered to smooth plastered ceiling, radiator.

Bedroom Three 10;3 x 9'8

Double glazed window to side aspect, wood flooring, covered to smooth plastered ceiling, radiator.

Bathroom 9'1 x 6'1

Double glazed obscure window to rear aspect, wood panelled bath, pedestal wash hand basin, low level WC, fully tiled shower cubicle, half tiled to surrounding walls, tiled flooring, radiator.

Externally:

Rear Garden:

The property benefits from a great size rear garden which is mainly paved.

Front Garden:

The property benefits from a great size corner plot with off street parking for several vehicles.

Agents Note

Tenants in situ



Kitchen 15'1 x 8'9

Double glazed window to rear aspect, double glazed door to garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space for oven and washing machine, further range of matching eye level wall mounted units, fitted extractor hood, tiled flooring, covered to smooth plastered ceiling, radiator.

Bedroom Four 14'4 into bay x 13'8

Double glazed bay window to front aspect, additional double glazed window to side, wood flooring, covered to smooth plastered ceiling with inset ceiling rose, feature cast iron fireplace, radiator.

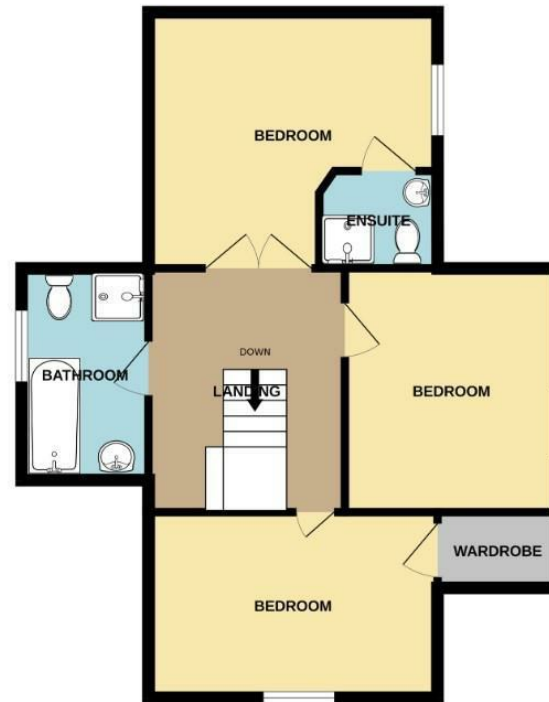
Study 9'1 x 6'7

Double glazed windows to front and side aspect, tiled flooring, covered to smooth plastered ceiling, radiator.

GROUND FLOOR
847 sq.ft. approx.



1ST FLOOR
571 sq.ft. approx.



TOTAL FLOOR AREA: 1417 sq.ft. approx.
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Price Guide £680,000 Freehold

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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.