



Waking Road | | Shoeburyness | SS3 9SY

Guide Price £390,000

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Estate Agents

**Wakering Road |
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Guide Price £390,000**

* £390,000 - £415,000 * No Onward Chain *
Offering exciting potential for future expansion (subject to planning permission), this charming two-bedroom semi-detached home enjoys a generous West-facing garden plus off-street parking, a versatile loft room, and a sought-after Shoeburyness location just moments from East Beach and excellent transport links.

- Semi-Detached House
- Character Features Throughout
- Three Piece Bathroom
- Potential for Future Enlargement (STPP)
- Double Glazing
- Two Double Bedrooms plus a Loft Room
- Integrated Kitchen
- Generous West-Facing Rear Garden and Off-Street Parking
- Approximately 300 Metres from Shoebury East Beach
- Gas Central Heating





This characterful semi-detached house offers comfortable accommodation alongside excellent potential for buyers looking to create a larger family home in the future. The property welcomes you with an entrance hall leading into a cosy lounge, complete with a feature fireplace. A separate dining room also benefits from a feature fireplace, useful built-in storage, and opens into the integrated kitchen, creating an ideal space for entertaining. The kitchen offers a courtesy side door to the garden and provides access to the three-piece family bathroom. To the first floor are two well-proportioned double bedrooms, whilst a versatile loft room offers additional flexible space, ideal for a home office, hobby room, or occasional accommodation. Externally, the property boasts a sizeable West-facing rear garden, predominantly laid to lawn with a patio seating area, providing ample space for outdoor entertaining and family enjoyment. The generous plot also offers exciting potential for future development, with the current owners advising there is planning precedent for the creation of a substantial residence of over 2,200 sq. ft., including a full-width two-storey side and rear extension (subject to securing the appropriate planning permissions). The garden also offers scope for further outbuildings or a garden office, subject to the relevant permissions. Further benefits include off-street parking, double glazing and gas central heating. The existing home is fully habitable, making it ideal for immediate occupation whilst future plans are explored.

Situated on Waking Road in Shoeburyness, the property falls within the catchment areas for Hinguar Community Primary School and Shoeburyness High School. Shoeburyness Train Station is within easy reach, offering direct C2C services to London Fenchurch Street in under an hour, whilst Shoebury East Beach is approximately 300 metres away. Local parks, the historic Shoebury Garrison, bus links, amenities, and the beautiful Essex coastline are all close at hand.

Two Bedroom Semi-Detached House

Entrance Hall



Lounge

11'9 x 10'7 (3.58m x 3.23m)

Dining Room

11'9 x 10'8 (3.58m x 3.25m)

Kitchen

12'10 x 6'6 (3.91m x 1.98m)

Three Piece Bathroom

6'2 x 5'7 (1.88m x 1.70m)

Landing

Bedroom One

11'9 x 10'3 (3.58m x 3.12m)

Bedroom Two

11'9 x 7'7 (3.58m x 2.31m)

Loft Room

14'7 x 5'7 (4.45m x 1.70m)

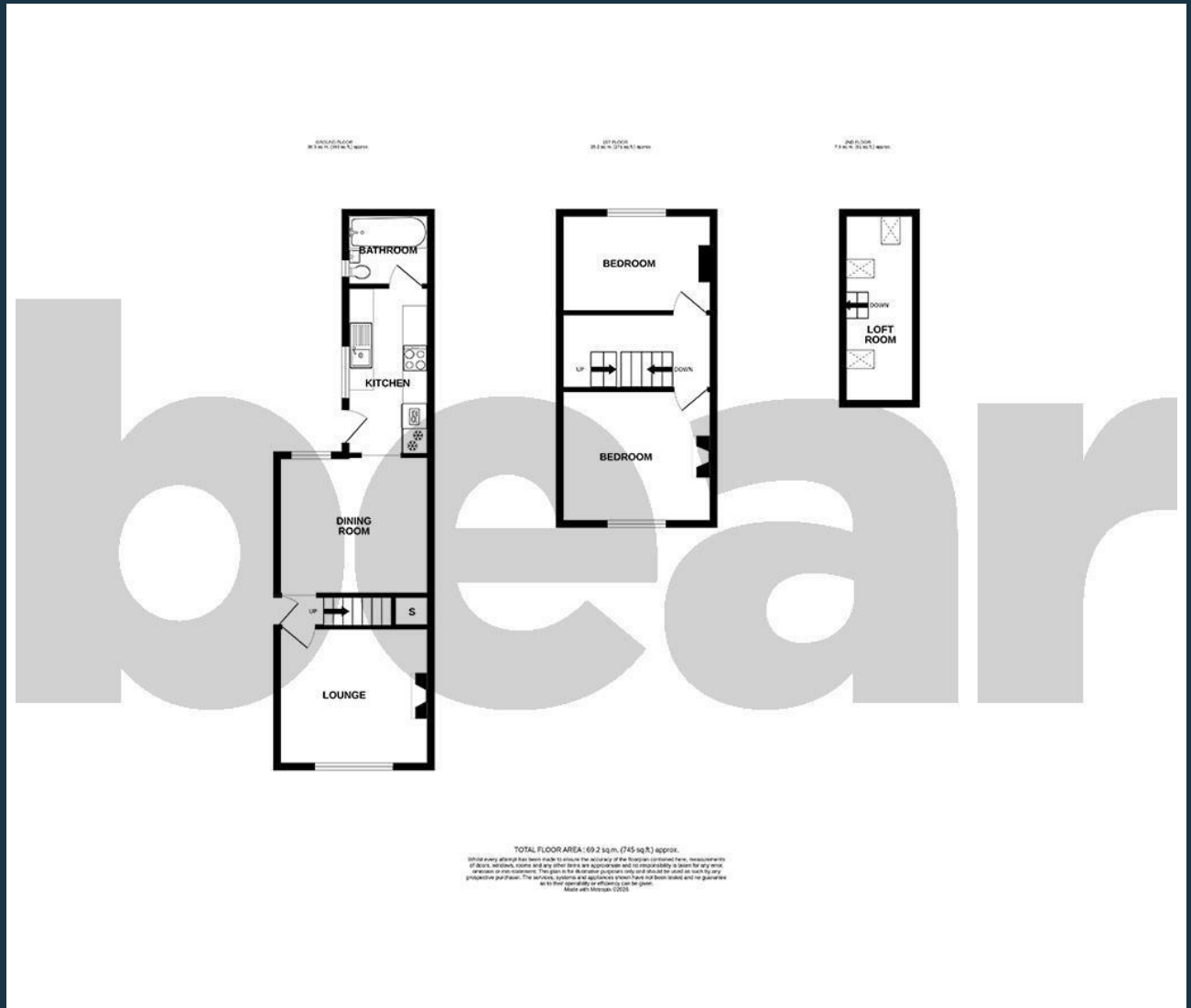
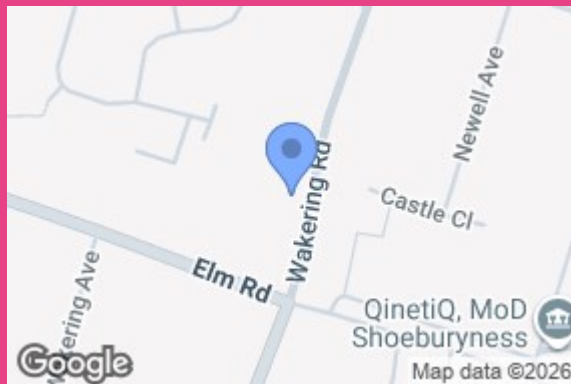
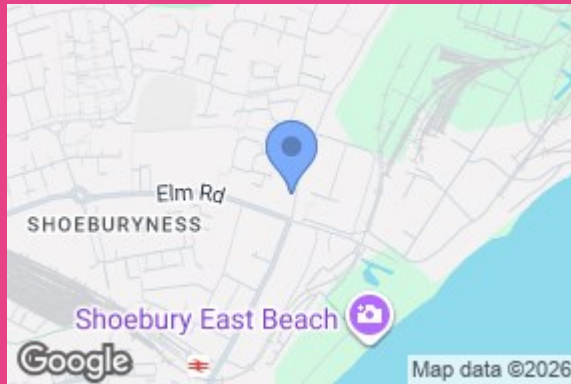
West Facing Garden

Off-Street Parking

Agents Notes

Also situated within the plot is a 2006 ABI Brisbane static caravan, approximately 37ft x 12ft, currently configured as two bedrooms and connected to basic utilities from the main house. Offering potential for ancillary accommodation, guest/family use, temporary accommodation during building works or, subject to any necessary consents, possible holiday-let use given the property's proximity to East Beach. The caravan may be included within the sale by negotiation, with purchasers wishing it to remain invited to reflect this within their offer; alternatively, it can be removed prior to completion.





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

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