

Est. 1905

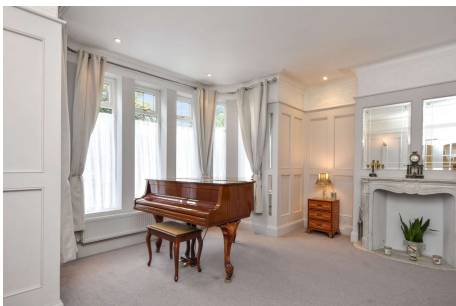
# HUNT ROCHE

*The Estate Agent*



Asking Price: £888,850

120 Ness Road, Shoeburyness, Essex, SS3 9DJ



A character DETACHED home offering potential of a dual-occupation ANNEXE. The versatile main house accommodation features THREE DOUBLE bedrooms, TWO en-suite bathrooms, and THREE substantial reception rooms. Additional conveniences include a ground floor guest WC and a loft room. The extended 'annexe area' is accessible from within the house together with access via the rear Garden/Linton Road and provides ample opportunity to incorporate a Shower Room, Kitchen / Living and Bedroom area, offering potential for independent living. Ideally situated in a convenient location close to transport links, shopping facilities, and Shoebury Common Beachfront, this property also boasts off-road parking to front and rear and a garage.



TOTAL FLOOR AREA : 2734 sq.ft. (254.0 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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**Overview:** This larger-than-it-appears impressive period detached residence is located in a desirable area of Shoeburyness and offers significant potential. Extended to the rear the home provides excellent opportunities to create a self-contained annex or one-bedroom flat, ideal for investment or multi-generational living.

The main house features a substantial split-level dual-aspect living room, which flows into a spacious dining room with French doors leading to the west-facing courtyard-style garden. There is also a further versatile Reception Room that can be used as a separate TV room, playroom, home office etc. The kitchen is divided into two sections, and a ground floor guest WC adds convenience.

Upstairs, there are three spacious bedrooms. The rear bedroom enjoys direct access to a significant size large en-suite with ample eaves storage and fitted cupboards. The guest bedroom at the front features a bay window and its own en-suite shower room, while the third bedroom is a good size with built-in wardrobes. A family bathroom completes the first-floor layout.

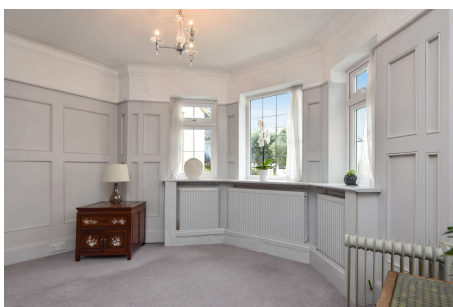
There is also access to a large loft room, which offers potential (subject to planning) to be converted into an additional dual-aspect bedroom, with plenty of eaves storage.

Externally, the west-facing garden is accessible from both the main house and the potential annex, and can be easily sectioned to provide private access to the annex. A brick-built studio, originally a garage, adds further potential. The property also benefits from parking spaces at both the front and rear.

This home offers a wealth of opportunity, from family living to investment potential.

**Entrance via:** Good size recessed canopied entrance porch with attractive tiled step. uPVC door inset with obscure double glazed inserts provide access to;

**Reception Entrance Hall:** 17'7" x 6'1" (5.36m x 1.85m) Stairs rising to first floor accommodation with feature wrought iron effect decorative balustrade with pair of doors to good size under stairs storage cupboard. Feature solid wood flooring. Pair of multi pane glazed doors providing access to Living Room. Further part glazed panelled door to Kitchen area. Radiator inset to decorative cabinet. Impressive Edwardian style cornice to textured ceiling. Further panelled door to;



**Ground Floor Guest WC: 4'1" x 4'1" (1.24m x 1.24m)** Feature wood panelling to walls inset with large bevelled edge wall mirror. Sensor lighting. The two piece suite comprises traditional style high level pull chain wc and vanity wash hand basin with mixer tap over. Ladder style heated towel rail. Impressive Edwardian style cornice to textured ceiling.

**Dual aspect Double Bay Living Room: 33' (10.06) (max) x 16'8" (5.08) (max)**

Feature 'six' panel double glazed bay window to front aspect with radiator under. Split level area to the rear featuring a double glazed leaded 'three' panel bay window to rear aspect with three radiators under. Feature 'French Louis' style marble fireplace surround. Wall light points. Wood panelling to walls. Attractive decorative upstand extending from picture rail height to a recessed cornice to smooth plastered ceiling, adding elegance and character to the space. Open walkway to;

**Dining Room: 14'7" x 11'9" (4.45m x 3.58m)** Double glazed french doors opening to the rear Garden with matching double glazed side panels. Further double glazed window to side aspect. Radiator. Attractive solid wood flooring. Smooth plastered ceiling inset with recessed lighting. Panelled door to;



**Further Reception Room: 13'10" x 10'4" (4.22m x 3.15m)** *Agents Note; A versatile additional room, ideal for use as a snug, playroom, home office, or any other purpose to suit your needs.*

Double glazed window to front aspect. Radiator. Attractive solid wood flooring. Smooth plastered ceiling inset with recessed lighting.



**Kitchen: 10'10" (3.3) x 10'3" (3.12) (+ additional 11'9" (3.58) x 5'5" (1.65))** Double glazed window to rear aspect.

The Kitchen area comprises a range of base level cabinets with solid wood working surfaces over inset with single drainer sink unit with mixer tap over. 'Servery' through to Living Room. Radiator. Quarry style rustic tiled flooring. Under counter recesses for appliances. Impressive Edwardian style cornice to smooth plastered ceiling inset with recessed lighting.

Open access to additional Kitchen area which comprises;

Double glazed window to side aspect with double glazed door providing access to the Garden. The area with fitted with matching range of eye and base level units with solid wood working surfaces over inset with further single drainer sink unit with mixer tap over. Built in 'Beko' electric oven with four ring electric hob over and extractor canopy above. Wall mounted 'Valiant' boiler. Splashback tiling. Further under counter recess for appliances. Quarry style rustic tiled flooring. Under counter recesses for appliances. Smooth plastered ceiling inset with recessed lighting. Step up leads to;



**'Annexe' Attachment Room: 7'8" x 5'4" (2.34m x 1.63m)** (Agents Note; Should any interested party wish to divide this section into a 'Self-contained annexe/Apartment', we believe this room would be ideal for conversion into a shower room, offering excellent potential for a functional and private living space). Part vaulted smooth plastered ceiling inset with double glazed skylight. Quarry style rustic tiled flooring. Panelled door to;



**'Annexe' Room - Potential Bedroom / Reception: 13'5" (4.1) (max) x 12'8" (3.86) (max)** Pair of double glazed windows to side aspect. Attractive solid wood flooring. Coving to smooth plastered ceiling inset with loft access to pitched roof storage area. Panelled door to;

**'Annexe' Room Potential Kitchen / Living Room': 18'3" x 12'8" (5.56m x 3.86m)** Pair of double glazed windows to side aspect with double glazed door leading to Garden area. Attractive solid wood flooring. Wall mounted storage heater. Coving to smooth plastered ceiling inset with recessed lighting and feature skylight.

### The First Floor Accommodation comprises

**Landing:** Leaded double glazed window to side aspect. Handrail with feature wrought iron effect decorative balustrade. Doors to Bedrooms and Family Bathroom. Picture rail. Textured ceiling. Access to loft space/loft room via ladders.

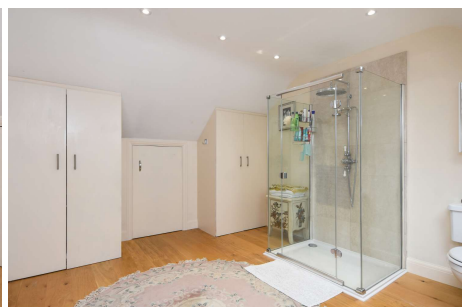
**Bedroom:** 17' (5.18) (max into bay) x 16'5" (5) (max) Feature 'five' panel double glazed bay window to front aspect with radiator under. Attractive solid wood flooring. Further double glazed panel window to side aspect. Attractive shaped cornice to smooth plastered ceiling. Panelled door to;

**Ensuite:** 7'10" x 2'11" (2.4m x 0.9m) The two piece suite comprises shower enclosure and wash hand basin with storage cupboard under. Tiling to walls. Heated towel rail. Smooth plastered ceiling inset with recessed lighting.



**Bedroom: 12'11" x 11'11" (3.94m x 3.63m)** Double glazed window to rear aspect. Radiator. Cornice to smooth plastered ceiling. Panelled door to;

**Vast Ensuite Shower Room: 14'1" x 11'3" (4.3m x 3.43m)** Pair of steps leads down to the spacious Ensuite area which are inset with recessed pin hole LED lighting. Large double glazed skylight to rear aspect. The suite comprises large walk in tiled shower enclosure with screens to three aspects, inset with integrated shower unit with oversized drencher shower head and further hand held shower. Pedestal wash hand basin and low level flush wc. Attractive solid wood flooring. Ladder style heated towel rail. Pair of twin doors built in cupboards with shelving. Further door to spacious eaves storage cupboard area. Smooth plastered shaped ceiling inset with recessed lighting.



**Bedroom Three: 10'9" (3.28) x 10'4" (3.15) (incl wardrobes)** Double leaded glazed window to rear aspect. Built in wardrobes to one aspect with ample shelving and shelving. Radiator. Smooth plastered ceiling.





**Family Bathroom: 8'7" x 5'11" (2.62m x 1.8m)** Obscure leaded double glazed window to front aspect. The three piece suite comprises traditional style high level pull chain wc, pedestal wash hand basin and panelled enclosed bath with mixer tap and shower over with fitted bi-fold shower screen. Partly tiled walls. Ladder style heated towel rail. Textured ceiling inset with recessed lighting.



**Loft Room: 22'3" (6.78) x 12'2" (3.7) (+ eaves and loft space)** (Some restricted head height)  
Accessed via ladder from First Floor landing space. Laminate wood effect flooring. Pair of double glazed skylights to rear aspect. Further double glazed skylight to front aspect.

### To the Outside of the Property



**West Facing Rear garden:** This space is accessed from the Dining Room and Kitchen of the main residence. Further access from the Guest Room of the Annexe area. Fencing to rear boundary. Low maintenance Courtyard style Garden.



**Frontage:** Block paved driveway accommodates off road parking for two vehicles.



**Studio / Former Garage:** 15'9" (max) x 10'4" (4.8m (max) x 3.15m) (Accessed via Linton Road). Smooth plastered ceiling inset with recessed lighting. Power and lighting.

**Parking:**

Parking space for one vehicle to the rear of the former garage (Accessed via Linton Road)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Council Tax Band E**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 9/27/2024