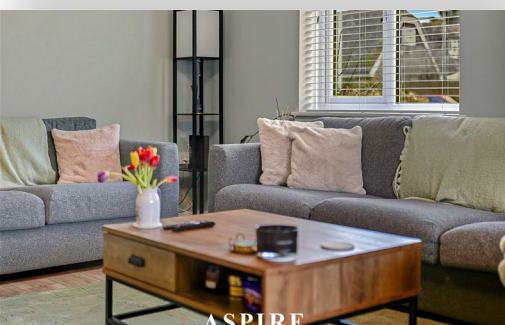


**To arrange a viewing contact us
today on 01268 777400**



Teigngrace, Shoburyness Guide price £475,000

Aspire Estate Agents are delighted to introduce this beautifully presented four bedroom detached family home, superbly positioned on a corner plot in the heart of Shoburyness, offering generous accommodation, modern upgrades and an excellent coastal lifestyle.

Recently redecorated and presented in true move-in-ready condition, the property opens into a welcoming entrance hall leading to two well-proportioned reception areas. A spacious living room provides a comfortable place to relax, while the separate lounge/diner offers flexibility for family living and entertaining, flowing naturally from the kitchen.

The kitchen has been thoughtfully updated and rewired approximately 18 months ago, creating a modern and practical workspace. A ground floor WC completes the downstairs layout, with all interior doors replaced to complement the fresh, contemporary finish.

Upstairs, there are four well-sized bedrooms, ideal for families or home working, along with a family bathroom and additional storage off the landing.

Externally, the home benefits from a garage with electric door, driveway parking for two vehicles, and the added space and privacy of a corner plot. The low-maintenance rear garden is perfect for relaxing or entertaining, while further upgrades include new windows and external doors fitted around one year ago, plus a new combi boiler and upgraded fuse box installed approximately two years ago.

Ideally located within walking distance of two train stations, local beaches, supermarkets and well-regarded schools, this is a fantastic opportunity to secure a stylish and well-maintained detached home in a highly convenient coastal location. Early viewing is strongly advised.

www.aspireestateagents.co.uk

Kitchen: 2.90m x 2.84m (9'6" x 9'4")

Dining Room: 4.89m x 2.96m (16'0" x 9'8")

Entrance Hall: 1.93m x 1.45m (6'4" x 4'9")

Living Room: 6.19m x 3.74m (20'4" x 12'3")

Bedroom One: 3.80m x 3.40m (12'6" x 11'2")

Bedroom Two: 3.22m x 3.00m (10'7" x 9'10")

Bedroom Three: 3.78m x 2.71m (12'5" x 8'11")

Bedroom Four: 2.88m x 2.57m (9'5" x 8'5")

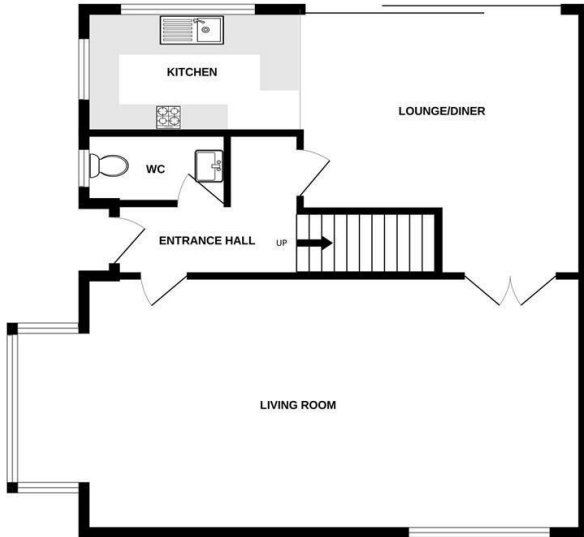
Landing: 4.47m x 1.84m (14'8" x 6'0")

Family Bathroom

Downstairs WC

Garage

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



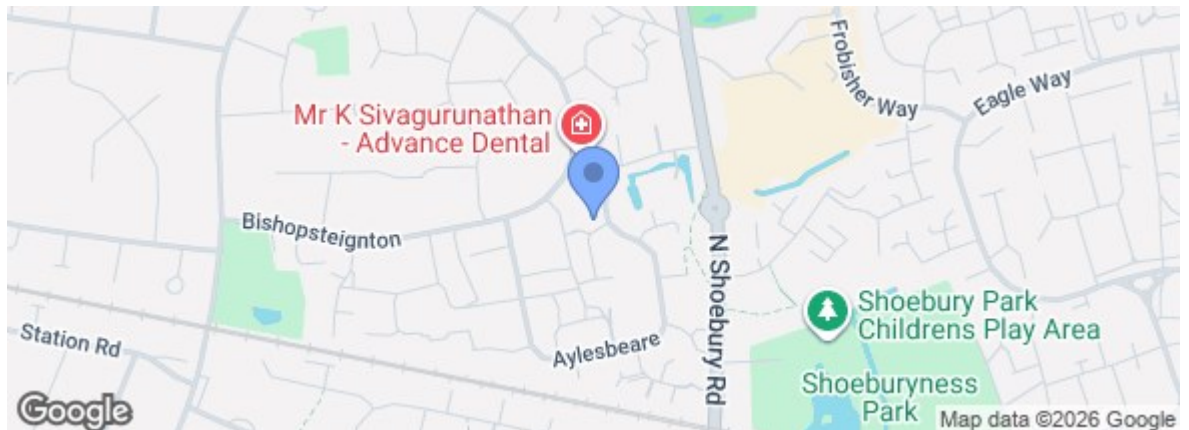
1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.