

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



Teigngrace, Shoburyness Guide price £525,000

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 life and entertaining, flowing naturally from the kitchen.

The kitchen has been thoughtfully updated and was rewired approximately 18 months ago when installed, creating a modern and practical workspace. A convenient ground floor WC completes the downstairs layout, while all interior doors have been replaced, enhancing 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 property benefits from a garage with electric door, a driveway providing off-street parking for two vehicles, and the added space and privacy that comes with a corner plot. Further improvements 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, as well as local beaches, supermarkets and well-regarded schools, this is a fantastic opportunity to secure a stylish, well-maintained detached home in a highly convenient coastal location.

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")

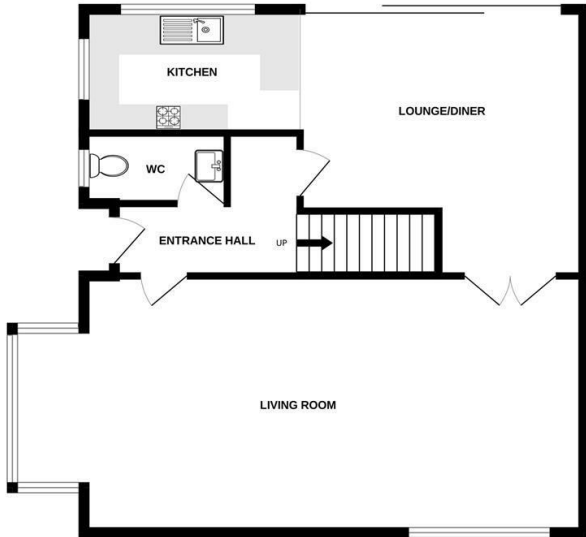
Landing: 4.47m x 1.84m (14'8" x 6'0")

Family Bathroom

Downstairs WC

Garage

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



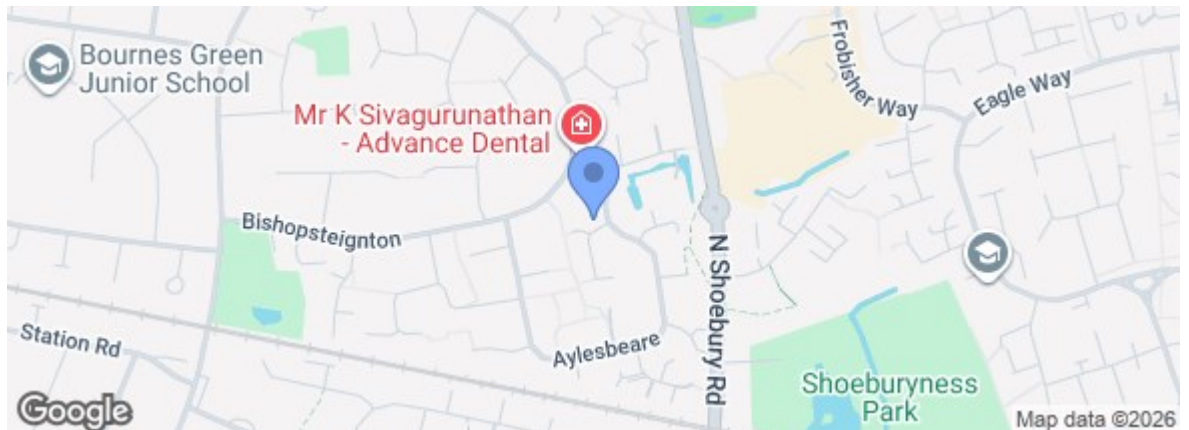
1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



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 | 71 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-10) 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 | |
| (1-10) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | |



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