



\* No Onward Chain \* Bear Estate Agents are delighted to bring to the market this spacious three bedroom semi-detached home, offering off-street parking, a garage and a large west-facing garden. Positioned on a quiet and sought-after road in Shillingstone, Shoburyness, this property is offered with no onward chain and presents an exciting opportunity for those looking to modernise a well-loved home in a fantastic location.

- Three Bedroom Semi-Detached Home with No Onward Chain
- Ground Floor WC
- Built-in Storage to all Bedrooms
- Double Glazing and Gas Central Heating
- Large West-Facing Garden with Patio and Lawn
- Spacious Lounge leading to a Dining Room and Kitchen
- Two Double Bedrooms and One Single Bedroom
- Wet Room and Airing Cupboard
- Off-Street Parking and Detached Garage
- Quiet and Sought after Location Close to Train Stations, Parks, Schools and Amenities

## Shillingstone

Shoburyness

**£400,000**

Price Guide





# Shillingstone



The property welcomes you with an entrance hall, providing access to a convenient ground floor WC and a generously sized lounge. The lounge flows into a dedicated dining room, which in turn leads to a functional kitchen, creating a versatile and sociable layout. Stairs from the lounge take you to the first floor landing, where you'll find two double bedrooms and a single bedroom, all featuring built-in storage. The first floor is completed by an airing cupboard and a practical wet room. Externally, the property enjoys a beautifully maintained and generously sized west-facing rear garden, complete with a patio area and a well-kept lawn, perfect for entertaining or relaxing in the sun. Additional benefits include double glazing, gas central heating, off-street parking and a detached garage.

Situated in the highly desirable area of Shillingstone, this home sits on a peaceful residential road, ideally located close to a range of local parks, shops and everyday amenities. The property offers convenient access to Shoburyness and Thorpe Bay Train Stations, with direct routes to London Fenchurch Street, making it ideal for commuters. It also falls within the sought-after Bournes Green School catchment area, making it an excellent choice for families.

## Three Bedroom Semi-Detached House

### Entrance Hall

### Lounge

15'6 x 13'6

### Dining Room

11'2 x 8'6

### Kitchen

11'1 x 6'6

### WC

### Landing

10'4 x 6'6

### Bedroom One

12'10 x 9'0

### Bedroom Two

12'2 x 8'10

### Bedroom Three

11'7>9'4 x 6'6

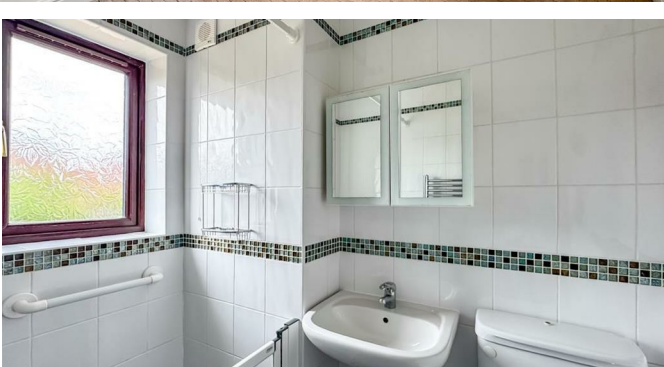
### Wet Room

6'6 x 6'0

### West Facing Garden

### Off-Street Parking

### Garage





**GROUND FLOOR**  
40.1 sq.m. (421 sq.ft.) approx.

**1ST FLOOR**  
39.7 sq.m. (429 sq.ft.) approx.

**TOTAL FLOOR AREA: 79.8 sq.m. (850 sq.ft.) approx.**



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## A map of North Shoebury, Essex, showing the location of Bournes Green Chase and Poynters Ln. The map includes a Google logo and copyright information for 2025.

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p><b>88</b></p> <p><b>72</b></p>
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC </p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		
	Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
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