



## **Hinguar Street, Southend-On-Sea, SS3 9AN**

### **Guide price £345,000**

Quality Street is delighted to bring to the market this superb 3-bedroom terraced home in the quiet coastal area of Shoeburyness. Just a stone's throw from East Beach with excellent transport links to London close by, this modern property is perfect for families and commuters alike.

23 Hinguar Street has everything you could need and more, including a stylish kitchen/diner with an abundance of space, a bespoke, professionally designed bathroom, spacious bedrooms, a wonderful family area with a separate lounge, and not forgetting a great sized, sun-kissed south facing garden.

Don't miss out! Book your viewing with Quality Street today.

# PROPERTY DESCRIPTION

- **Wonderfully large property**
- **Bespoke family bathroom**
- **Two large reception rooms**
- **Prime location with excellent transport links close by**
- **Great school catchments**
- **Large, modern kitchen/diner**
- **South-facing garden**
- **Abundance of natural light throughout**
- **Walking distance to Blue Flag winning East Beach**
- **A must view!**

## Entrance Porch

### Lounge

13'2" x 10'2" (4.019 x 3.116)

Featuring double glazed bay window with shutter blinds facing the front, laminate wood effect flooring, in-built shelving, storage cupboard, radiator, door to the entrance hallway.

### Family Room

13'9" x 11'5" (4.214 x 3.493)

Featuring double glazed UPVC door providing access to the garden, laminate wood effect flooring, in-built under stairs storage cupboard, radiator, access to the kitchen/diner

### Kitchen/Diner

14'8" x 9'2" (4.484 x 2.806)

Modern fitted kitchen with a range of wall and base level units and drawers, rolled edge work surfaces, single sink and drainer unit with a mixer tap, space for a cooker with an extractor hood over, integrated fridge/freezer and dishwasher, cupboard housing the gas combination boiler, spotlights, wood effect flooring, uPVC double glazed windows facing the side and rear, space for dining table,

### Landing

Loft hatch, doors to the bedrooms.

### Master Bedroom

11'5" x 11'1" (3.483 x 3.388)

UPVC Double glazed windows facing the front, fitted wardrobes, radiator.

### Bedroom Two

10'0" x 8'11" (3.066 x 2.729)

UPVC Double glazed window facing the rear, carpeted flooring, radiator.

### Bedroom Three

9'3" x 7'7" (2.834 x 2.322)

UPVC Double glazed window facing the rear, carpeted flooring, radiator.

## Bathroom

7'6" x 4'1" (2.297 x 1.248)

Double ended bath and shower over, wash hand basin with a vanity unit, tiled walls, tiled floor, spotlights, towel radiator

## Rear Garden

50ft approx. - South facing garden featuring an initial patio and seating area with the remainder laid to lawn. The garden also benefits from mature shrubs and plants whilst two sheds provide storage.

## Permit Parking

The property is located within a residents permit controlled parking area

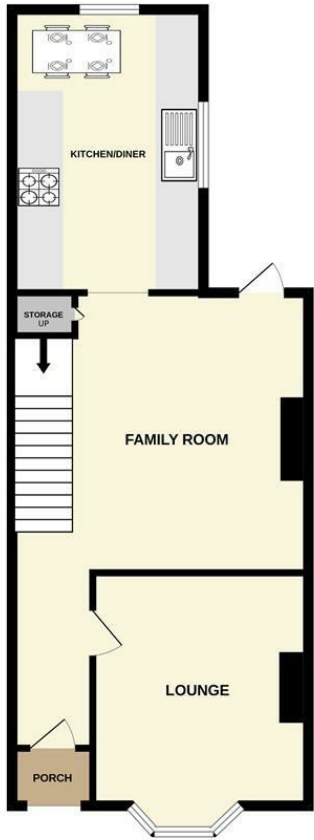


# PROPERTY PHOTOS

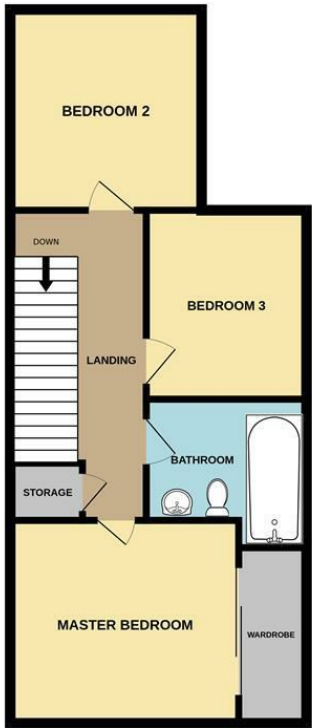


# FLOORPLANS

GROUND FLOOR

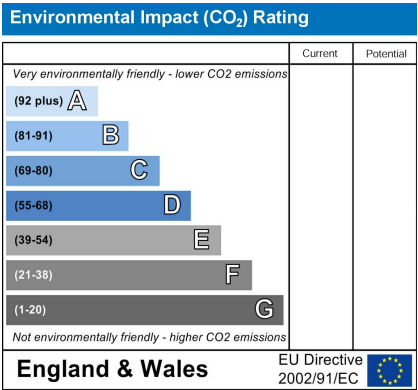
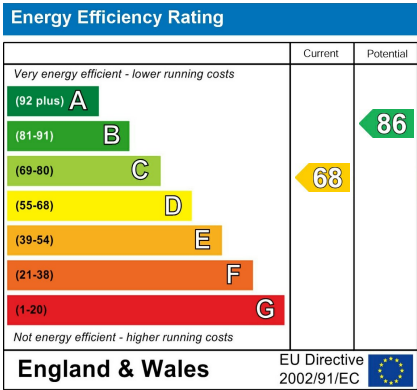


1ST FLOOR



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 RATING



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