



BRITISH  
PROPERTY  
AWARDS

2020 - 2021

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



BRITISH  
PROPERTY  
AWARDS

2017

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## North Shoebury Road, Southend on sea

THE CHOCOLATE BOX HOUSE: Castle Estate Agents are delighted to offer FOR SALE this rarely on the market 3 DOUBLE BEDROOM SEMI- DETACHED GRADE II LISTED COTTAGE with SEPERATE ANNEX and LARGE LOFT ROOM set in this Excellent location within walking distance to the BEACH, STATION, all local amenities.

- Grade II Listed
- Seperate Annex
- Detached garage/Shop
- Close to all amineties
- Close to Station
- 3 Double bedrooms
- South facing garden
- Many original features
- Close to sea front
- Stunning fire places

**£575,000 Freehold**

## Front aspect

Ample secluded on street parking to a White picket fence entrance which is mainly laid to lawn with mature shrub borders, gated side access, paved and graveled areas, outside light, original wooden front door leading into:

## Entrance hall

Split level entrance hall with wooden effect laminate flooring, fitted storage cupboard, and doors to:

## Annex 19' 3" by 12' 7" (5m 87cm by 3m 84cm)

Carpet to floor. Exposed beams throughout. Feature Inglenook Fireplace with working wood burner (gas supply available next to fireplace if needed). Original door to neighbouring property (not in use). Original multi-pane sash window to front aspect. Under stairs storage/decorative feature to the original staircase with exposed brick. TV point. Further storage cupboard housing the alarm. Door to:-

## Annex kitchen 6' 8" by 6' 1" (2m 3cm by 1m 85cm), ()

Quality laminate wood effect flooring. The utility comprises a range of wood effect wall and base level units complimented with roll edge work tops with inset sink with mixer tap and space for washing machine and tumble dryer. Panelled door leads to;

## Annex bathroom

Smooth ceiling with access to loft space (the loft houses the boiler). High level obscure window to side aspect. The three piece white suite consists of a w.c, wash hand basin and bath with mixer tap and hand held shower. Wall mounted radiator. Quality wood effect laminate flooring.



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### **Dining room** 19' 3" by 11' 7" (5m 87cm by 3m 53cm), (I)

Quality laminate wood effect flooring (the original flooring of house lays underneath). Feature light to the centre of the room. Wall mounted lights. Exposed beams to the ceiling and open beams overlooking the lounge area. Multi-pane sash window to front aspect. Feature exposed brick fireplace with log and wine storage. Radiator. Original door to concealed staircase with original handrail leading to first floor accommodation. Opening with raised step leads to the kitchen. Semi open plan via exposed wood rafters and open to:-



### **Lounge area** 19' 1" by 13' (5m 82cm by 3m 96cm), (I)

Carpet to floor (original wood flooring beneath). Multi-pane sash window to front aspect. Part glazed door leads to the rear garden. Small bar area with electric meter. Feature recessed brick fireplace with log burner and gas supply and log storage area. TV point. Exposed beams.



### **Kitchen** 14' 1" by 7' 7" (4m 29cm by 2m 31cm)

Smooth ceiling with inset downlighters. Laminate wood effect flooring. The quality kitchen comprises a range of wall mounted wood effect wall and base level units complimented with oak wood work tops. Butler sink. Integrated dishwasher. Integrated oven, combi-microwave oven and electric hob (the vendor advises there is a gas supply should you wish to change). Single glazed Stable door door to side aspect providing access to rear garden. Double glazed window to rear aspect providing views of the rear garden. Inset wall mounted radiator.



### **First floor landing**

Smooth, beamed ceiling with ceiling lights. Carpet to floor. Two multi-pane windows overlooking the kitchen area. Part spindle balustrade. Further multi pane window to rear aspect. Exposed beams and chimney stack. Wall light points. Radiator inset to decorative cabinet. Doors to:-



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### **Bedroom 1** 18' 8" by 13' 8" (5m 69cm by 4m 17cm), (1)

Exposed beamed ceiling with ceiling light. Wall mounted radiator. Multi-pane sash window to front aspect inset with secondary glazing. Radiator. Open access onto:-



### **Dressing room**

Spotlights to ceiling. Window overlooking the side aspect. Ample hanging and shelving available.

### **Bedroom 2** 18' 1" by 13' 1" (5m 51cm by 3m 99cm), (1)

Carpet to floor. Feature exposed brick fireplace. Exposed beamed ceiling. Pair of multi-pane sash windows to front aspect inset with secondary glazing. Radiator. Split level with slightly raised dressing area.



### **Bedroom 3** 13' 1" by 9' 1" (3m 99cm by 2m 77cm), (1)

Carpet to floor. Exposed beamed ceiling with centre light. Multi-pane sash window to front aspect overlooking the front garden. Radiator. Door to staircase leading to the Attic.



### **Attic room** 43' by 14' (13m 11cm by 4m 27cm), (1)

The attic runs the full length/width of the property. Exposed beams. Chimney stack. Power and light connected. Water tank.

### **Family bathroom**

Laminate flooring. The modern four piece suite comprises a walk-in power shower, double vanity unit with sink units and tiled splash back, roll top free standing bath with mixer tap and w.c. Beamed ceiling. Obscure glazed window to side aspect. Heated towel rail.



### **Rear garden**

The Rear Garden commences with a paved patio area. Outdoor lighting. The cottage style gardens are planted with an extensive range of annual and perennial plants, trees and shrubs. The remainder is laid to lawn. Pretty path leading to the Jacuzzi area (may be negotiated into the offer if available). External water supply. Fencing to all boundaries. Double gated side access and being South facing.



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## Front parking

The front of the property is approached by an independent access road providing ample parking and the use of a drop down kerb. Access to the garage.

## Garage/Shop

Formerly a garage the outstanding outbuilding currently used as a boutique but more than ideal for office/work space/games room. Laminate wood effect flooring. Power and light connected. Upvc double glazed doors.

## Agents notes

The current vendor has planning permission to extend the kitchen 2m depth. Please ask for details.

The Grade II Listed New Farm East originally formed part of the North Shoebury Hall Farm which records indicate was rented to farmers dating back to 1739. The pargetted Essex farm house is a 'one of the few' remaining historical buildings within Shoeburyness.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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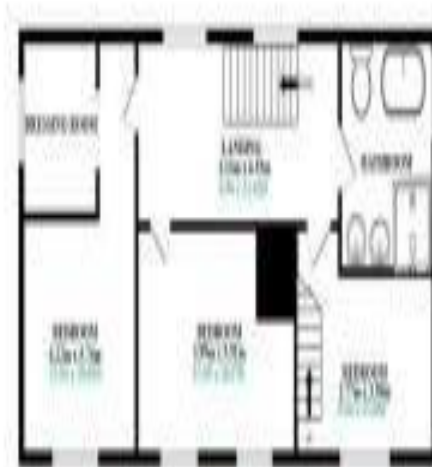
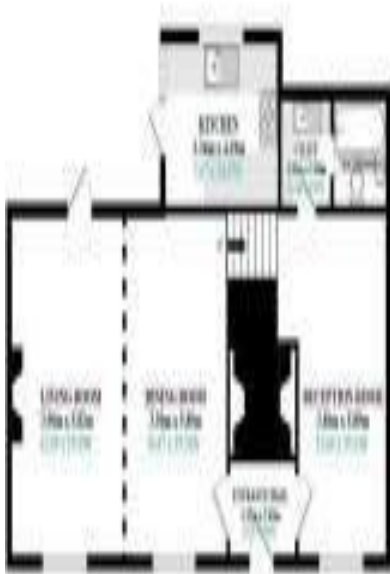


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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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