

Est. 1990 1995

HUNT ROCHE

The Estate Agent



Guide Price: £220,000 - £225,000
26 Kingston Avenue, Shoeburyness, Essex, SS3 8TS



Situated in a popular North Shoebury location, this well-presented one-bedroom freehold home offers an ideal opportunity for first-time buyers, or those seeking a low-maintenance property in a convenient setting. The accommodation is bright and well proportioned, featuring a living area, a kitchen, and a spacious dual aspect bedroom, complemented by a modern bathroom. Externally, the property benefits from allocated parking and is positioned within easy reach of local shopping facilities, amenities, and transport links, making it a practical and appealing home for modern living.



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 is given as to their operability or efficiency.

- One-bedroom Freehold House within a popular North Shoebury cul-de-sac position
- Allocated parking space
- Close to shopping facilities and local amenities
- Well-presented throughout
- Attractive bay front Living area with direct access to the Kitchen
- Modern three piece bathroom suite
- Ideal first-time purchase or investment opportunity
- Convenient access to transport links and everyday services



Entrance via: Obscure multi pane glazed door to

Porch: Part vaulted ceiling line. Door to good size storage cupboard. Laminate wood effect flooring. Hardwood door to;

Living Room: **16'4" (4.98) (into bay) x 9'7" (2.92)** Square double glazed bay window to front aspect. Attractive laminate wood-effect flooring throughout. Stairs rise to the first-floor accommodation with spindle balustrade. Radiator. Thermostat control panel. Coving to smooth plastered ceiling. Open access through to;

Kitchen: **12'6" x 5'2" (3.8m x 1.57m)** Double-glazed window to the front aspect. The kitchen is fitted with a range of eye- and base-level units, finished with rolled-edge work surfaces incorporating a stainless-steel single drainer sink unit with mixer tap. Built-in electric oven with four-ring gas hob and concealed extractor above. Complementary splashback tiling. Under-counter recess for a washing machine and space for an upright fridge/freezer. Radiator. Tiled flooring. Door to a useful understairs storage cupboard. Coving to smooth plastered ceiling.

The First Floor Accommodation comprises

Landing: Approached via a carpeted staircase, the landing features laminate wood-effect flooring, a spindle balustrade, and panelled doors leading to the bedrooms and family bathroom. Finished with coving to a smooth plastered ceiling and an access hatch to the loft space.

Agents Note: The vendor has advised that the loft space is partly boarded.

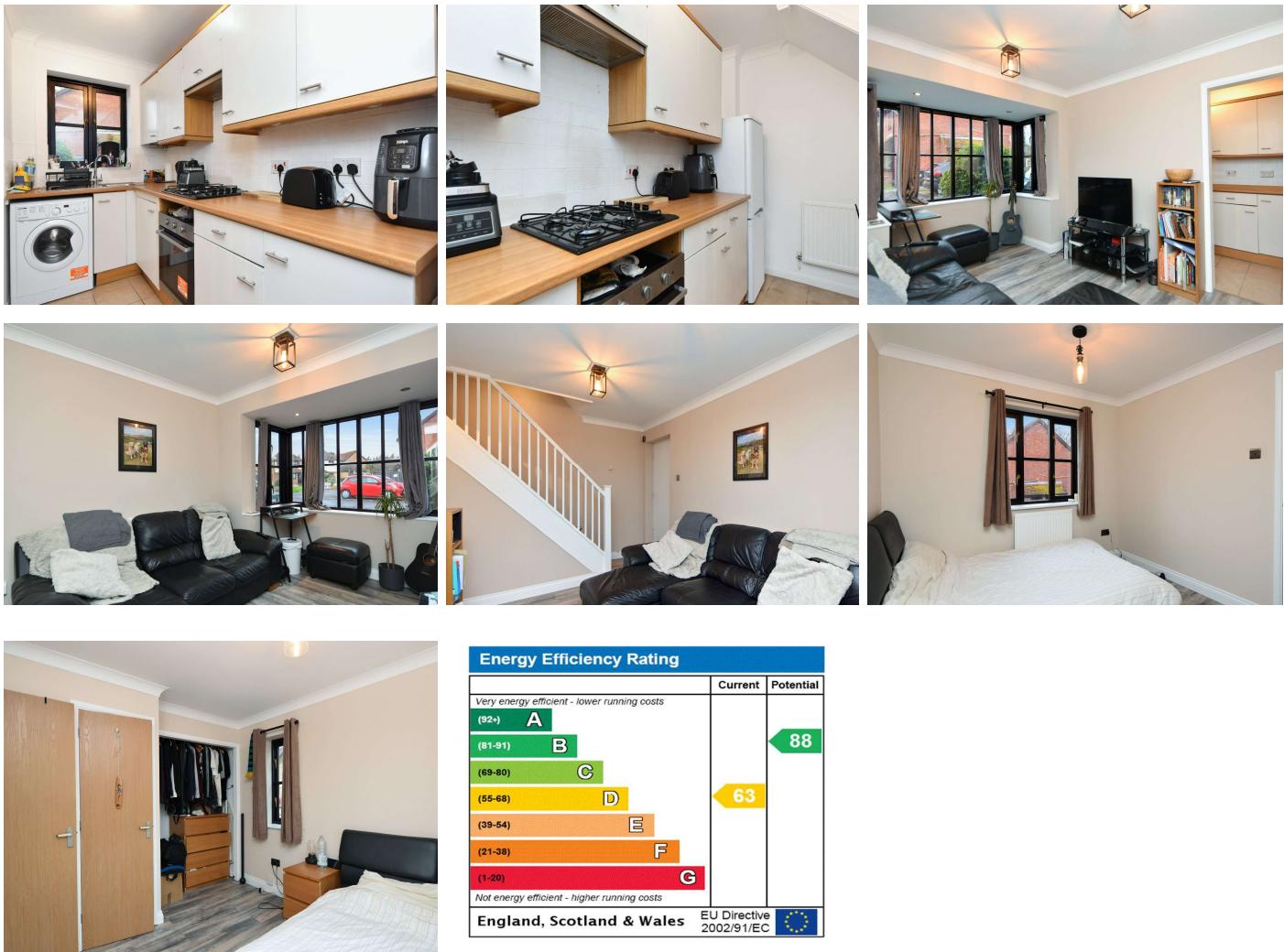
Dual aspect Bedroom: **12'6" (3.8) (into wardrobe space) x 9'6" (2.9) (max)** A bright, dual-aspect double bedroom featuring two double-glazed windows to front and side aspects. The room is finished with laminate wood-effect flooring, radiator and coving to a smooth plastered ceiling. There is a useful recessed wardrobe area with hanging space and storage, together with door to over stairs airing cupboard.

Bathroom: Double glazed window to front aspect. The bathroom is fitted with a white suite comprising a panelled enclosed bath with fitted glazed shower screen and wall-mounted 'Triton' shower unit, a pedestal wash-hand basin with mixer tap, and a low-level dual flush WC. Finished with contemporary partly tiled walls and floor tiling. Wall-mounted mirrored cabinet and shelving for practical storage. Radiator. Smooth plastered ceiling.

Externally:

There is an allocated parking space adjacent to the home.

Council Tax Band A
Preliminary Details - Awaiting Verification



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 1/24/2026