

Est. 1998

# HUNT ROCHE

*The Estate Agent*

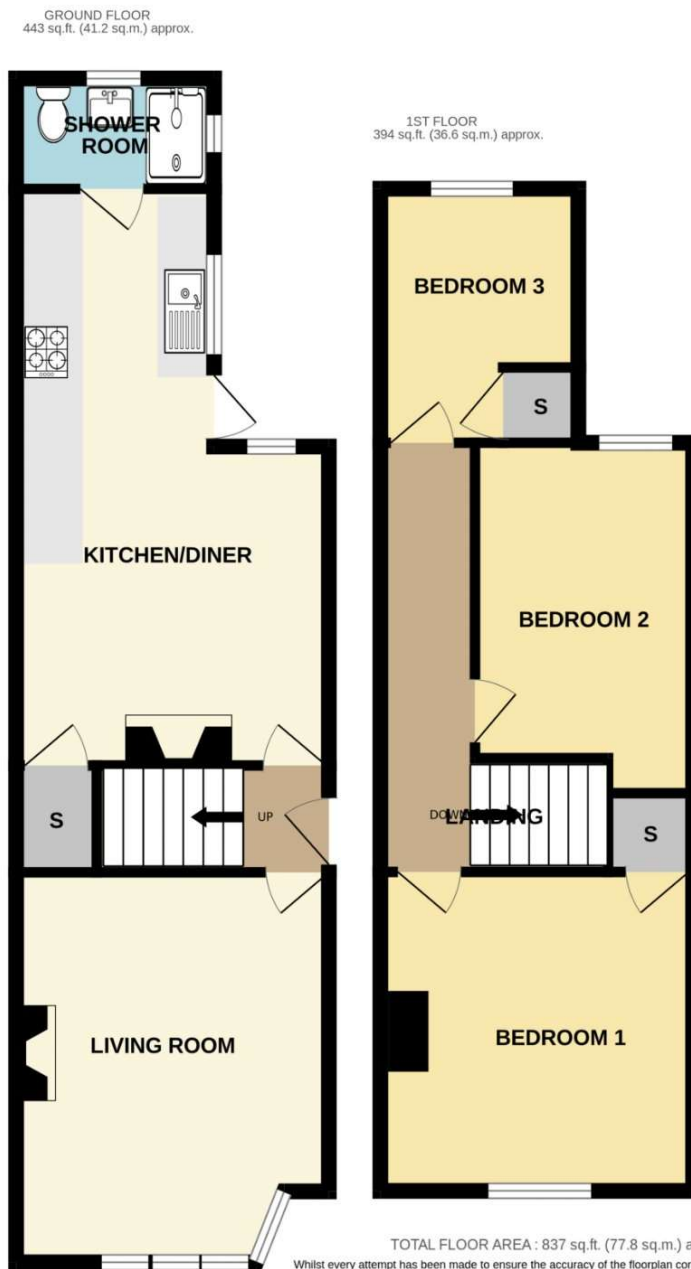


**Guide Price: £300,000 - £325,000**

22a Seaview Road, Shoeburyness, Essex, SS3 9DX



**Deceptively spacious and full of character, this three-bedroom semi-detached home is ideally situated close to local shopping facilities, bus routes, and within a short drive to Shoebury Mainline Station and the seafront. The property features a generous open-plan kitchen/diner, a cosy living room, a modern shower room and three well-proportioned bedrooms.**



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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- A spacious three-bedroom semi-detached home oozing charm & character
- Generous open-plan kitchen/diner, perfect for family living and entertaining
- Cosy and inviting Living Room
- Modern 'recently installed' shower room with contemporary finishes
- Three well-proportioned bedrooms, offering ample space for the whole family
- Potential of off road parking (Subject to necessary planning consents)
- Conveniently located near local shopping facilities, bus routes, Shoebury Mainline Station, and the seafront
- Viewing advised.

#### **Agents Note;**

Please Note: Due to the cottage-style character of the home, the stairs to the first floor are steep and may require extra care.



**Entrance via:**

Wrought iron gate leading to sideways access. Hardwood panelled doors with obscure glazed insert leading into;

**Hall: 4'6" x 2'11" (1.37m x 0.9m)**

Stairs rising to first floor accommodation. Dado rail. Laminate wood flooring. Smooth plastered ceiling. Obscure multi pane glazed doors to Living Room and Kitchen/Diner.



**Living Room: 14'7" (4.45) (max into bay) x 11'9" (3.58)**

uPVC double glazed bay window to front aspect with obscure leaded fan light openers. Laminate wood effect flooring. Feature fireplace surround with mantle over housing marble effect back plate inset with coal effect gas fire. Radiator. Smooth plastered ceiling.

**Open Plan Kitchen/Dining Room: 22'3" (6.78) (max) x 11'5" (3.48) (narrowing to 7'5" (2.26))**

**Dining Area:** Double glazed window to rear aspect. Feature exposed brickwork fire surround with feature wooden mantle and recess niche for freestanding 'stove'. Panelled door to understairs storage cupboard housing meters with additional storage space. Radiator. Laminate wood flooring. Smooth plastered ceiling.

**Kitchen Area:** Double glazed window to side aspect with 'stable style' split hardwood door providing access to the Rear Garden. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with circular stainless steel single drainer sink unit with mixer tap. Built in 'Neff' electric oven with four ring gas hob over with concealed extractor above. Under counter recess for washing machine and slimline dishwasher. Recess housing for upright fridge/freezer. Splashback tiling. Laminate wood flooring. Wall mounted 'Vaillant' boiler. Smooth plastered ceiling. Panelled door to;

**Recently Refitted Shower Room: 7'3" x 3'9" (2.2m x 1.14m)** Obscure uPVC double glazed window to side aspect. The modern white suite comprises a double width tiled shower enclosure with integrated shower unit with hand held attachment and drencher style shower head, wash hand basin with mixer tap over and storage cupboards under and dual flush W.C. Radiator. Attractive tiled flooring. Wall mounted extractor fan. Smooth plastered ceiling with recessed lighting.

**The First Floor Accommodation Comprises**

**Landing:** Dado rail. Radiator. Wall light points. Panelled doors off to first floor rooms. Smooth plastered ceiling with access to loft space.

**Bedroom One: 11'10" x 11'6" (3.6m x 3.5m)** uPVC double glazed window to front aspect with obscure leaded fan light openers. Radiator. Panelled door to overstairs storage cupboard/wardrobe with hanging and shelved storage space. Picture rail. Smooth plastered ceiling.

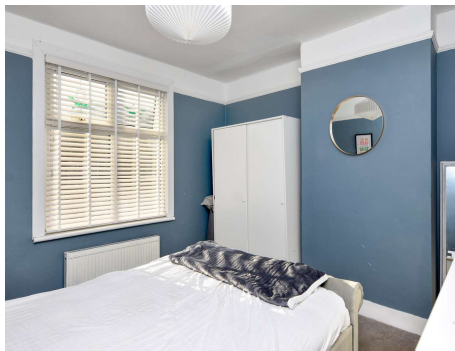
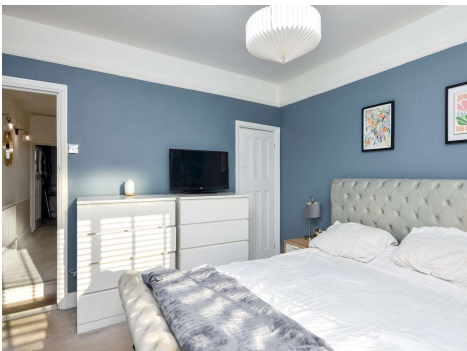
**Bedroom Two: 11'11" (max) x 8'5" (3.63m (max) x 2.57m)** uPVC double glazed window to rear aspect. Picture rail. Radiator. Smooth plastered ceiling.

**Bedroom Three: 9'6" x 7'5" (2.9m x 2.26m)** uPVC double glazed window to rear aspect. Radiator. Door to cupboard. Coving to smooth plastered ceiling.



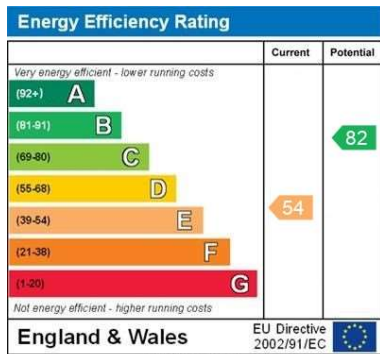
**To The Outside of the Property: Approx 35ft x 16ft**

The Rear Garden commences from the Kitchen/Dining Room with a singled pathway/patio area with the remainder of the Garden being mainly laid to lawn with shrub borders. Gated access to the front of the property. Outside water tap. Shed (to remain). Walled to one boundary with fencing to the remaining side and rear boundaries.



**PRELIMINARY DETAILS –  
AWAITING VERIFICATION**

**Council Tax Band A**



**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. 1/18/2025