

EST. 1895

# HUNT ROCHE

*The Estate Agent*



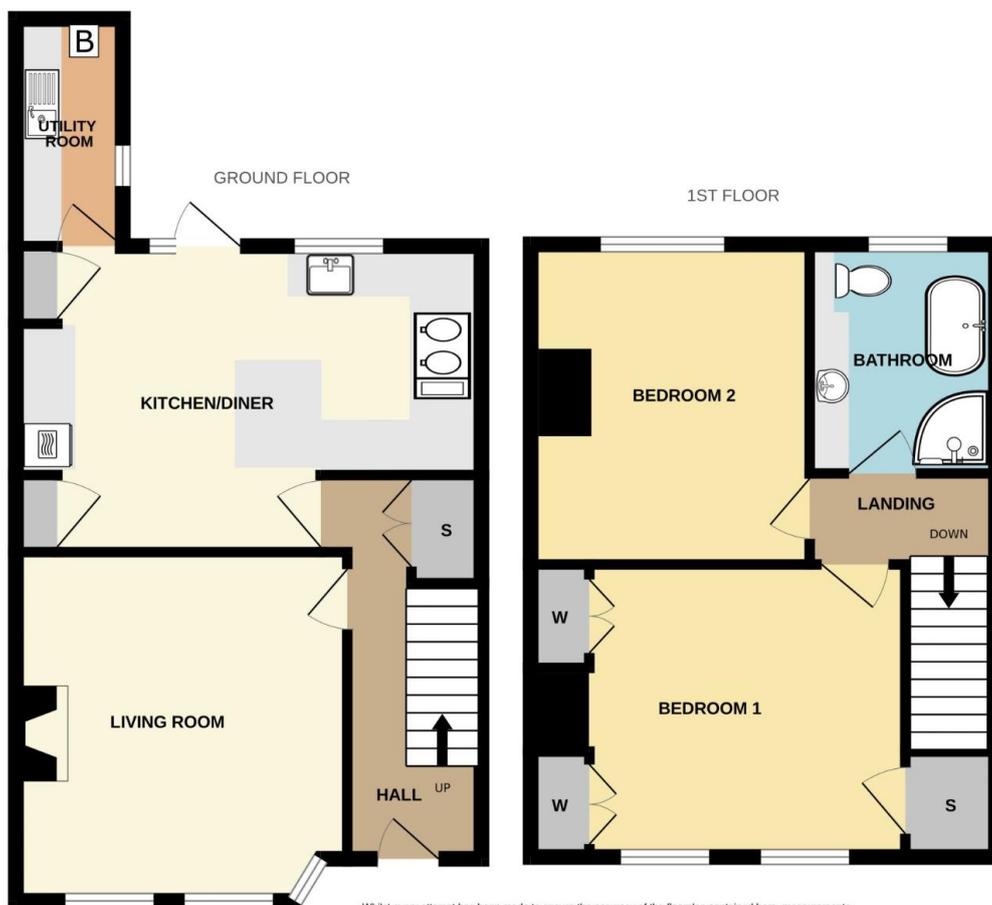
**Guide Price: £300,000 - £315,000**

7 Trafalgar Road, Shoeburyness, Essex, SS3 9EJ



**\*\* Beautifully Upgraded Period-Style Home with Two Double Bedrooms \*\***

This stunning period-style property has been thoughtfully and sympathetically upgraded, blending classic charm with modern convenience. The home boasts a contemporary Kitchen/Diner at the rear with access to a generous SOUTH FACING GARDEN. A separate Utility Room adds practicality, while the delightful living room features a period-style wrought iron fireplace, exuding charm and character. The first floor presents a sensational bespoke FOUR PIECE bathroom suite, offering a spa-like retreat. Viewing highly recommended.



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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- *Thoughtfully upgraded, blending timeless charm with modern living - Viewing essential of this lovely Period-Style Home!!!*
- *Contemporary Kitchen/Diner: Perfect for modern living and entertaining, with seamless access to the garden.*
- *Charming Living Room: Featuring a period-style wrought iron fireplace, adding warmth and character.*
- *Separate Utility Room: Offering added practicality and convenience.*
- *Sensational Four-Piece Bathroom Suite: A bespoke 'Hotel design' offering a luxurious, spa-like retreat on the first floor.*
- *Generous South-Facing Garden: Enjoy long summer afternoons in this expansive outdoor space, easily accessed from the contemporary kitchen/diner.*
- *Two Double Bedrooms: Spacious and inviting, providing comfort and versatility.*
- *Situated close to Shopping facilities, transport links with Primary and Senior Schools close by*



**Entrance via:** Canopied entrance porch leads to a hardwood panelled door inset with glazed inserts provide access to;

**Reception Hallway:**

Period style mosaic tiled flooring. Stairs rising to first floor with fitted 'central runner' carpet and spindle balustrade. Pair of doors to under stair cloaks cupboard with hanging space and shelving. Further 'half height' cupboard inset with shelving. Part glazed doors provide access to the Living Room and the Kitchen/Diner. Picture rail. Smooth plastered ceiling.

**Living Room: 13'1" (4) (into bay) x 11'7" (3.53) (max)**

uPVC double glazed bay window to front aspect. Radiator. The centrepiece of the room is a stunning period-style wrought iron fireplace, complemented by a decorative surround with mantle over and a marble hearth. Smooth plastered ceiling inset with attractive ceiling moulding.

**Kitchen/ Diner: 17' (5.18) (max excl units) x 12'10" (3.9)**

uPVC double glazed window to rear aspect. uPVC double glazed doors with matching side panel provides access to the patio seating area of the SOUTH facing rear Garden. The kitchen comprises a comprehensive range of fitted contemporary cabinetry. On one side, a floor-to-ceiling range of units includes an integrated upright fridge/freezer, a low-level AEG electric oven, a glass-front display cabinet, and a unique, feature-shaped chimney breast recess niche. The remainder area of the Kitchen offers a range of eye and base level units with square edge working surfaces over inset with a porcelain 'butler style sink unit' with worktop mounted mixer tap over. Impressive freestanding 'AGA' with various ovens and two large 'hotplates' with concealed under unit extractor canopy. (Please note that the vendor is willing to include the AGA in the sale - alternatively will remove should any interested party not require this to remain). Concealed under unit lighting. Attractive 'London Brick' style tiled splashbacks. The worktop extends to create a spacious breakfast bar, complete with convenient storage shelves under and three stylish pendant lights overhead. Wall light points. Quarry style tiled flooring. Smooth plastered ceiling. Panelled door to;



**Utility Room: 8'10" x 3'11" (2.7m x 1.2m)**

Obscure uPVC double glazed window to side aspect. The Utility area is fitted with a range of eye and base level units with rolled edge working surfaces inset with single drainer sink unit with mixer tap over. Under counter recess for appliances. Wall 'Ideal' mounted boiler. Smooth plastered ceiling.

**The First Floor Accommodation comprises**

**Landing:** Panelled doors to Bedrooms and Bathroom. Picture Rail. Smooth plastered ceiling with access to loft space.

**Front Bedroom: 12'10" (max) x 10'11" (3.9m (max) x 3.33m)**

Pair of uPVC double glazed windows to front aspect. Panelled door to good size over-stairs storage cupboard. The Bedroom is fitted with a pair of 'floor to ceiling' two door wardrobes. Radiator. Smooth plastered ceiling.

**Rear Bedroom: 12' x 9'11" (3.66m x 3.02m)**

uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

**Sumptuous 'Hotel Inspired' Bathroom Suite:**

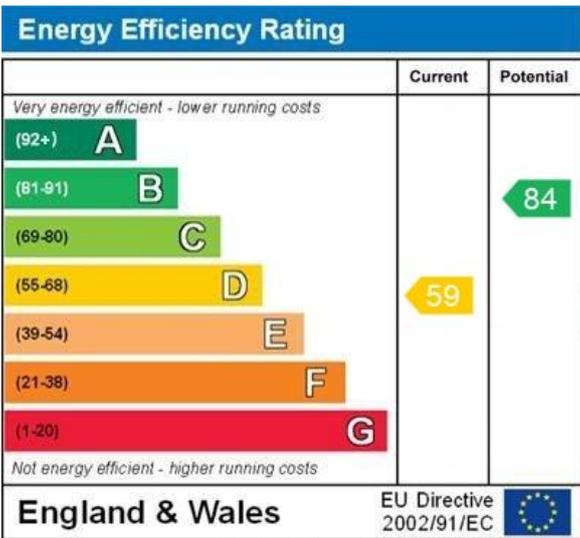
uPVC double glazed window to rear aspect. The sensational suite comprises a freestanding bath with floor mounted mixer taps over with hand held shower attachment, independent shower enclosure with attractive wall tiling inset with integrated shower unit with drencher style shower head and handheld shower attachment. To one aspect there is a fitted range of beautiful cabinetry with shelving unit to one aspect and ample storage cupboard under. The worktop features a circular porcelain sink unit with worktop mounted mixer taps with a concealed cistern dual flush wc. High quality high gloss ceramic tiled flooring. Radiator. Wall light points over sink area. Wall mounted extractor fan. Coving to smooth plastered ceiling.



**To the Outside of the Property:**

The South facing rear Garden measures approximately 65ft in depth and boasts a newly installed 'Indian sandstone' style patio seating area directly from the Kitchen/Diner. The remainder of the Garden is mainly laid to lawn with a further paved patio seating area to the rear of the Garden. Established shrubs. Outside Water tap. Gated sideways access. Exterior Lighting. Recently installed shed (to remain). Fencing to boundaries.





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Council tax Band B

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. 6/9/2025