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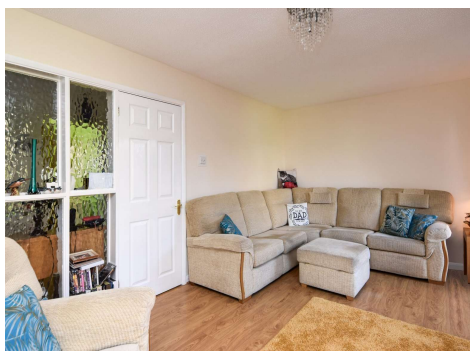
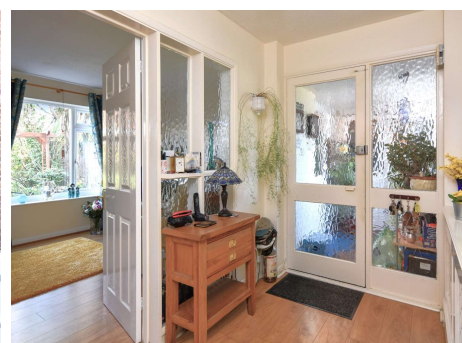
# HUNT ROCHE

*The Estate Agent*



**Guide Price: £475,000 - £485,000**

**3 Fremantle, South Shoebury, Shoeburyness, Essex, SS3 9HU**



**This deceptively spacious four-bedroom semi-detached family home is located in a desirable area of South Shoebury.**

**The property offers well-proportioned accommodation throughout, including a generous Kitchen/Diner and a bright Living Room overlooking the rear garden. On the ground floor, there's also a convenient guest WC. The first floor offers a modern four-piece family bathroom serving the four good-sized bedrooms. Externally, there is an irregularly shaped rear garden, a large frontage providing ample off-road parking, and access to a Garage.**



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 superb FOUR BEDROOM spacious family home***
- ***Located within a desirable and much requested location***
- ***Ground Floor Cloakroom/Guest Wc***
- ***Spacious Living Room overlooking the rear garden***
- ***Comprehensively fitted Kitchen/Breakfast room with an array of integrated appliances***
- ***Impressive FOUR piece Family Bathroom***
- ***FOUR DOUBLE BEDROOMS***
- ***Garage and Off Road Parking***
- ***Close proximity to Shoebury Common Beachfront, Shopping facilities and transport links***





**Entrance via:** uPVC entrance door inset with attractive part coloured leaded double glazed inserts with matching uPVC double glazed window to front aspect, to;

**Reception Porch: 10'2" (3.1) (max including cupboard) x 4'1" (1.24)**

Pair of part obscure bifold obscure glazed doors to large built in cupboard. Textured ceiling inset with recessed lighting. Tiled flooring. Further uPVC double glazed door with window to side providing access to the rear Garden. Wood panelled ceiling. Obscure glazed door with matching side pane providing access to;

**Reception Hallway: 16'2" (max) x 5'11" (4.93m (max) x 1.8m)**

Turned staircase rising to first floor accommodation with half height 'wrap-around' under-stair storage space. Radiator inset to decorative cabinet. Laminate wood effect flooring. Panelled door with multi panel obscure 'borrowed light' window to side to Living Room. Open access to Kitchen. Textured ceiling. Further panelled door to;

**Ground Floor Guest Cloakroom/WC: 8'1" x 2'8" (2.46m x 0.81m)**

A white two piece suite comprises suspended vanity wash hand basin with mixer tap over and splash back tiling and a dual flush WC. Tiled flooring. Radiator. Textured ceiling. Courtesy door to garage.

**Kitchen / Diner: 16'1" x 10'3" (4.9m x 3.12m)**

uPVC double glazed window to front aspect with further uPVC double glazed window to side aspect. The kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with stainless steel sink unit and mixer tap over. Built in eye level 'Neff' double oven with split level four ring gas hob with concealed extractor canopy over. Integrated dishwasher. 'Hotpoint' washing machine. Integrated under counter fridge and freezer. Attractive tiled splashbacks. Radiator. Concealed wall mounted 'Baxi' boiler. Tiled effect flooring. Textured ceiling.

**Living Room: 18'6" x 11'2" (5.64m x 3.4m)**

Large uPVC double glazed window to rear aspect. Pair of uPVC double glazed french doors open onto the rear garden. Laminate wood effect flooring. Two radiators. Textured ceiling.

## **The first floor accommodation comprises**

**Spacious Landing:** Panelled door to airing cupboard inset with linen shelving. Panelled doors off to all first floor rooms. Textured ceiling with access to loft space.

### **Bedroom One: 13'2" x 10'2" (4.01m x 3.1m)**

uPVC double glazed window to front aspect. Five door wardrobe, dressing table and matching drawer stack with a pair of bedside cabinets (all to remain). Radiator. Textured ceiling.

### **Bedroom Two: 13'1" x 8'1" (4m x 2.46m)**

uPVC double glazed window to front aspect. Radiator. Door to spacious recessed storage cupboard/wardrobe. Two door wardrobe and matching drawer stack (to remain). Textured ceiling.

### **Bedroom Three: 10'1" (3.07) (max) x 11'5" (3.48) (max)**

uPVC double glazed window to rear aspect. Radiator. Two door wardrobe and matching door stack (to remain). Laminate wood effect flooring. Textured ceiling.

### **Bedroom Four: 11'6" x 8'2" (3.5m x 2.5m)**

uPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring. Wardrobe with matching drawer stack (to remain). Textured ceiling.

### **Four Piece Family Bathroom Suite: 8'11" x 6'11" (2.72m x 2.1m)**

Pair of obscure uPVC double glazed windows to side aspect. The white four piece bathroom suite comprises a panelled enclosed bath with mixer tap, dual flush wc, vanity wash hand basin with storage cupboards under and independent shower enclosure with integrated shower unit. Tiled flooring. Ladder style heated towel rail. Tiling to all visible walls. Smooth plastered ceiling.

**To the Outside of the Property:** The attractive rear Garden is approached via the Porch and the Living Room and commences with a patio seating area. The remainder of the garden is approached via an attractive pergola walkway to a mainly laid to lawn area with fencing to all aspects. Sculpted flower bed borders inset with an array of established plants. Sunken fish point. Exterior water tap.

**Frontage:** The front of the property has been block paved providing ample off road parking.

**Garage: 16'11" x 8'1" (5.16m x 2.46m)** Up and over door. Textured ceiling. Power and lighting.

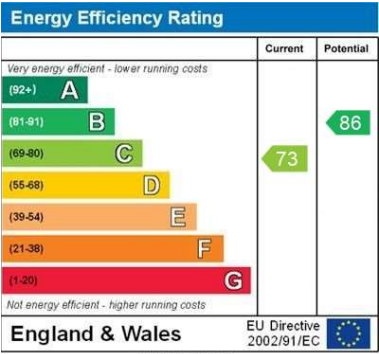
## **PRELIMINARY DETAILS – AWAITING VERIFICATION**











**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. 4/18/2025