

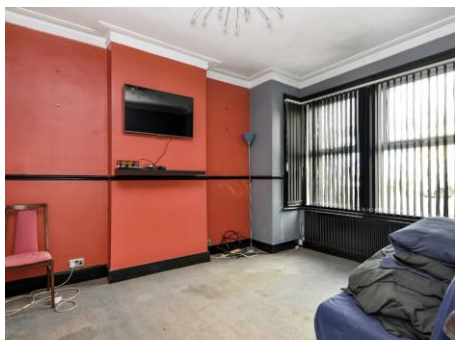
# HUNT ROCHE

*The Estate Agent*



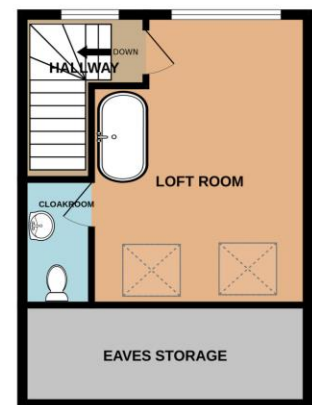
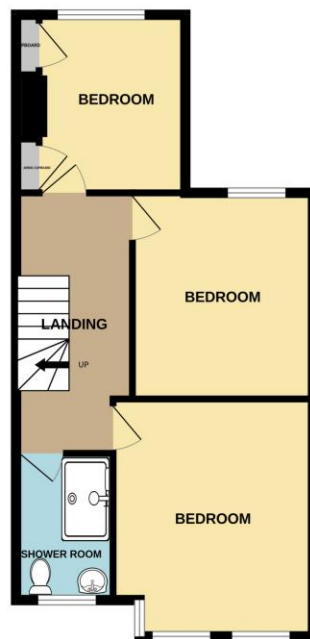
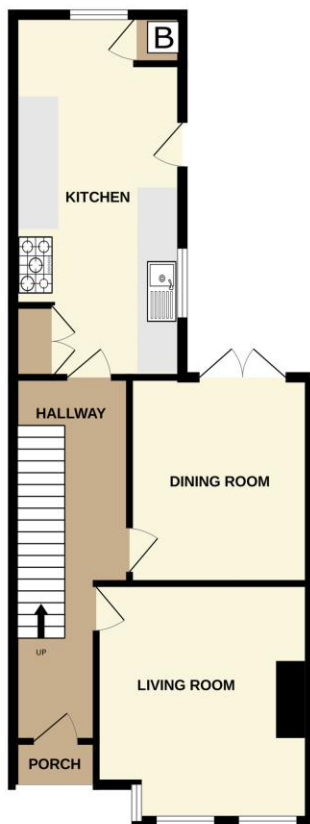
**Asking Price: £295,000**

**62 High Street, Shoebury Village, Shoeburyness, Essex, SS3 9AS**





**FOUR BEDROOM HOME WITH HUGE POTENTIAL – FANTASTIC LOCATION.** This four-bedroom home, set over three levels is ideally located just yards from Shoeburyness C2C Mainline Railway Station, shopping facilities, and local bus routes. The award-winning East Beach is also within close proximity. While the property requires updating throughout, it benefits from a top-floor loft room complete with an en-suite bathroom together with a family Shower Room on the middle floor. There are two reception rooms and a spacious kitchen, providing excellent living and entertaining space. Externally, the home boasts a generous garden with a brick-built outhouse. **No Onward Chain.**



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 deceptively spacious home offers incredible potential across three floors
- Four bedrooms, including a top floor loft conversion and an en-suite bath/ensuite facilities
- Generous rear garden with a brick-built outhouse
- Just a short stroll to Shoeburyness C2C Train Station and a East Beach
- Ground floor features a spacious Living Room, separate Dining Room, and a fitted Kitchen with appliances and granite worktops.
- First floor offers three bedrooms and a Family Bathroom suite
- Ideal for buyers looking to update a property to personal specifications
- No Onward Chain - Viewing highly recommended

**Entrance via:** Recessed entrance porch to a panelled door inset with obscure glazed insert through to;

**Hallway:** Staircase rising to first floor accommodation with spindle balustrade. Laminate wood effect flooring. Dado rail. Part glazed leaded doors to Living Room, Dining Room and Kitchen. Cornice to papered ceiling.

**Living Room:** 13'4" (4.06) (max) x 11'10" (3.6) (max) uPVC double glazed square bay window to front aspect. Radiator. Dado rail. Cornice to papered ceiling inset with ceiling rose.

**Dining Room:** 10'11" x 10'2" (3.33m x 3.1m) Pair of uPVC double glazed doors opening to the rear Garden. Radiator. Picture rail. Papered ceiling.

**Kitchen:** 19' x 8'9" (5.8m x 2.67m) Obscure uPVC double glazed window to rear aspect. Further uPVC double glazed window to side aspect. Multi pane glazed doors leading to the sideway access to the Garden. The Kitchen is fitted with a range of high gloss eye and base level units with feature 'glitter flecked' granite worktops inset with stainless steel sink unit with grooved drainer and mixer tap over. Under counter 'Hotpoint' washing machine (to remain). Under counter 'Bosch' dishwasher (to remain). Freestanding 'Belling' range style oven (to remain). Feature eye level 'coffee' machine installation. Door to storage cupboard housing floor mounted 'Ideal Mexico' boiler. High gloss laminate flooring. Splashback tiling. Smooth plastered inset with recessed lighting.

### **The First Floor comprises**

**Split level Landing:** Staircase with spindle balustrade rising to the top floor accommodation. Wood panelling to walls. Doors to Bedrooms. Further door to Shower Room.

**Bedroom One:** 13'4" (4.06) (max) x 11'1" (3.38) (max) uPVC double glazed square bay window to front aspect. Radiator. Papered ceiling.

**Bedroom Two:** 10'11" x 10'3" (3.33m x 3.12m) uPVC double glazed window to rear aspect. Laminate wood effect flooring. Radiator. Plastered ceiling.

**Bedroom Three:** 9'1" x 7'7" (2.77m x 2.3m) uPVC double glazed window to rear aspect. Radiator. Door to recessed storage cupboard. Further door to recessed airing cupboard. Papered ceiling.

**Shower Room:** Obscure uPVC double glazed window to front aspect. The three piece suite comprises tiled shower enclosure with integrated shower unit, dual flush wc and counter top circular sink basin with mixer tap over and storage cupboard under. Tiled flooring. Radiator. Laminate shower boarding to ceiling.

### **The Second floor comprises**

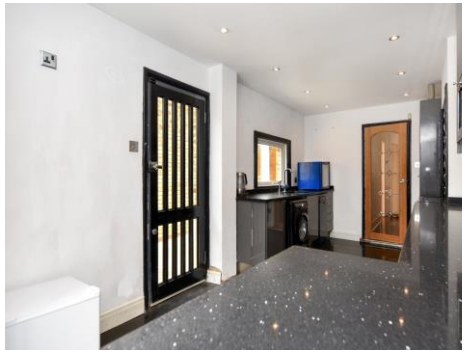
**Lobby:** uPVC double glazed window to rear aspect. Low level door to eaves storage cupboard. Smooth plastered ceiling inset with recessed lighting. Door to;

**Bedroom/Loft Room:** 14'6" (4.42) (max) x 11' (3.35) (max) **Some restricted head height**

Pair of Velux windows to front aspect. Further uPVC double glazed window to rear aspect. Tiled area inset with a freestanding bath with mixer taps over with tiled surrounds. Low level door to eaves storage cupboard. Smooth plastered ceiling inset with recessed lighting. Open access to ensuite facilities which includes a wash hand basin with cupboards under and dual flush WC.

**To the Outside of the Property:** The rear Garden is approached via the Kitchen and commences with hardstanding patio seating area. Central lawned area. To the rear of the Garden there is a brick-built Summer House.

To the front of the property there is hardstanding area - providing potential off road parking (**Subject to necessary planning consents**).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Council Tax Band C

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. 5/29/2025