

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £245,000**

1 Herongate, Shoeburyness, Essex, SS3 9SJ



**Beautifully Refurbished One Bedroom Freehold House with South-Facing Garden**  
**A wonderful meticulously upgraded ONE BEDROOM FREEHOLD HOUSE, offering direct access to a private rear garden! This stylish property has been thoughtfully upgraded throughout, featuring a bespoke modern fitted kitchen with integrated appliances and a contemporary & luxurious bathroom suite.**  
**Additional benefits include allocated PARKING, NO ONWARD CHAIN, and a fresh, light-filled interior. Ideal for first-time buyers — a must-see!**



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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- Beautifully refurbished ONE BEDROOM FREEHOLD HOUSE
- Private south-facing rear garden with direct access from the Living Room
- Modern fitted kitchen with brand new appliances including Oven, Microwave and dishwasher
- Sublime Contemporary and luxurious Bathroom Suite
- Fresh, light-filled interior with stylish finishes throughout
- Allocated off-street parking
- No Onward Chain – move in ready
- Ideally located close to local shops, Shoebury Park, and bus routes
- Perfect for first-time buyers!!!
- No Onward Chain



**Entrance via:** uPVC door inset with pair of obscure double glazed inserts, opening into open plan Living Room/Kitchen area.

**Semi open plan Living Room/Kitchen: Overall measurement 16'7" (5.05) x 13'1" (4)**

**Living Room area: 13'1" x 11'3" (4m x 3.43m)** The open-plan living space features French doors opening directly onto a private south-facing garden. High quality laminate wood effect flooring. A standout feature is the sleek black vertical slat partition, providing a subtle division between the Living area and the Kitchen. Staircase with matching black balustrades adds a contemporary touch with newly laid fitted carpet. Wall mounted 'Blyss' electric radiator. Smooth plastered ceiling.



**Kitchen: 13'1" x 4'11" (4m x 1.5m)** uPVC double glazed window to rear aspect overlooking the Garden. The newly installed Kitchen is a true highlight of this home — stylish, functional, and impeccably finished. It features a sleek design with matte grey Shaker-style cabinetry, complemented by black hardware and square edge oak-effect worktops. A textured vertical tile splashback in soft neutral tones adds subtle sophistication. The integrated appliances include an under counter slimline 'Lamona' dishwasher, an eye level 'Lamona' electric oven with matching microwave over, four ring ceramic hob with concealed extractor fan over with 'pan drawer' stack under. Further space for freestanding fridge/freezer. Under counter recess for washing machine. The open half-wall with black vertical slats visually connects the Kitchen to the Living area, enhancing the sense of space while maintaining a defined cooking zone. Smooth plastered ceiling inset with recessed lighting.

**The First Floor Accommodation comprises**

**Landing:** Panelled door to Airing Cupboard housing 'Ideal' water tank. Freshly fitted carpet. Panelled doors to Bathroom and Bedroom. Smooth plastered ceiling. Access to loft space.



**Newly installed Bathroom: 6'3" x 6'3" (1.9m x 1.9m)** Obscure uPVC double glazed window to rear aspect. The bathroom is a standout feature, exuding a modern and luxurious feel. Fully refurbished, it boasts large-format, high-gloss porcelain tiling to dado height with this extending to full height into the bath area. The white vanity unit offers practical storage and is topped with a contemporary basin and matte black mixer tap, perfectly matching the black heated towel rail and striking black-framed rainfall shower with handheld attachment. Low level dual flush WC. A frameless glass shower screen and built-in shower shelving niche to bath area. Smooth plastered ceiling inset with recessed lighting.



**Bedroom: 11'3" (3.43) (reducing to 9'3" (2.82)) x 9'11" (3.02)** uPVC double glazed window to rear aspect. . Wall mounted 'Blyss' electric radiator. Freshly fitted carpet. Panelled door to recessed cupboard/wardrobe. Smooth plastered ceiling.

#### **To the Outside of the Property:**

The private south-facing rear garden is accessed directly from the Living Room via double doors, providing a seamless indoor-outdoor flow. The garden is mainly laid to lawn and enclosed by fencing to all boundaries. Additional features include an outside water tap and gated side access leading to the front of the property—perfect for ease of maintenance or bike access.

#### **Parking:**

Directly outside the front door, there is a hardstanding area accessed via a dropped kerb, providing tandem off-street parking for two vehicles.

**Council Tax Band B**

**PRELIMINARY DETAILS -AWAITING VERIFICATION**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**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. 7/10/2025