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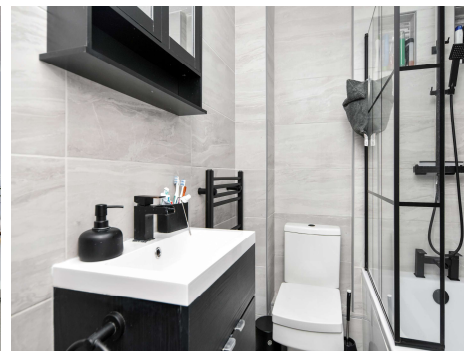
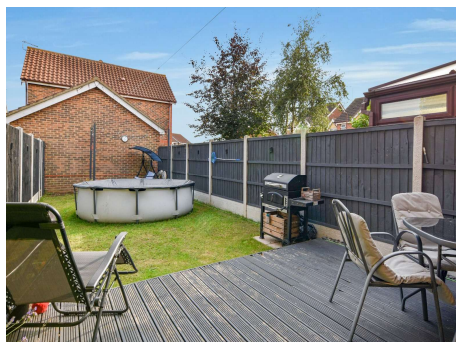
# HUNT ROCHE

*The Estate Agent*

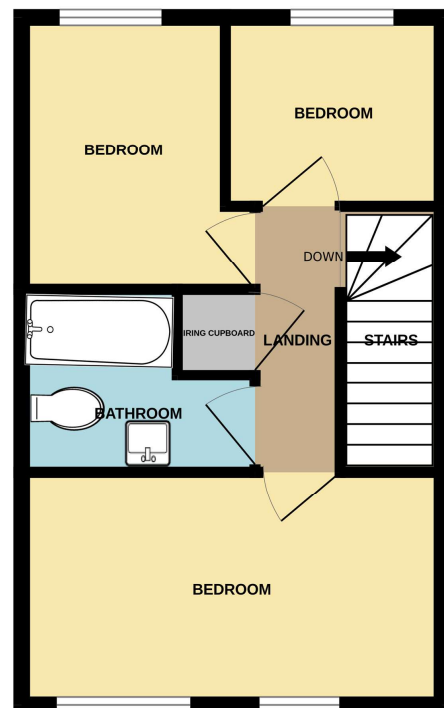
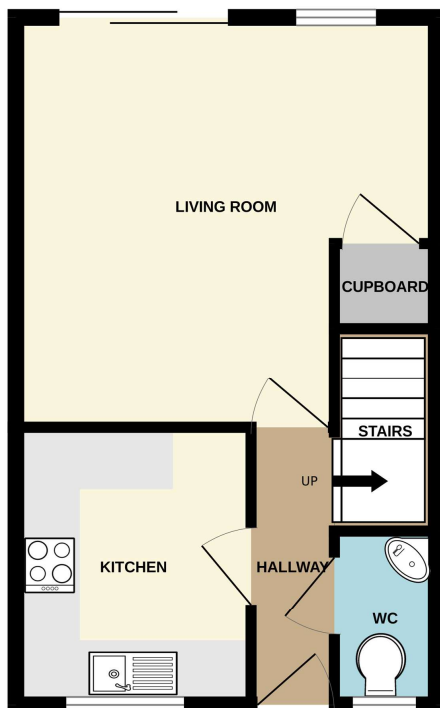


**Asking Price: £350,000**

**258 Frobisher Way, Shoeburyness, Essex, SS3 8XD**



**An attractive and well-presented THREE BEDROOM home situated in a desirable North Shoebury cul-de-sac, set back from the road. This charming property features a south-facing garden, perfect for enjoying sunny days, along with a fitted kitchen, a newly installed luxury bathroom on the first floor, and an upgraded ground floor guest WC. Additional benefits include a garage and off-road parking. Located close to Asda shopping facilities and excellent transport links, this home offers both comfort and convenience. Viewing is essential to fully appreciate all that this lovely home has to offer!**



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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- *Well-presented THREE BEDROOM family home boasting a semi secluded SOUTH FACING rear Garden*
- *Located in a desirable North Shoebury cul-de-sac, set back from the road*
- *Garage and off-road parking*
- *Spacious Living/Dining Room with direct access to the garden*
- *Newly installed luxury bathroom on the first floor with an upgraded ground floor guest cloakroom/WC*
- *Ideally situated close to Asda shopping facilities, bus routes, and a choice of primary schools*
- *Within catchment for the sought-after Shoeburyness High School*
- *Viewing essential to fully appreciate everything this lovely home offers*





**Entrance via:** Pitched canopied porchway with exterior lighting. Panelled door inset with obscure glazed inserts provide access to;

**Reception Hallway:** 9'3" x 3' (2.82m x 0.91m) Stairs rising to first floor accommodation. Panelled doors to Kitchen and Living Room. Thermostat control panel. Laminate wood effect flooring. Radiator. Textured ceiling. Further panelled door to;

**Recently upgraded Guest Cloakroom/WC:** 5'10" x 3'2" (1.78m x 0.97m) Obscure double glazed window to front aspect. The white two piece suite comprises a corner suspended vanity wash hand basin with mixer tap over and dual flush WC. Radiator. Attractive tiling to dado height with border tile inlay, complemented by matching floor tiles. Textured ceiling.

**Kitchen:** 9'3" x 8'1" (2.82m x 2.46m) Double glazed window to front aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with one-and-a-quarter single drainer sink unit with mixer tap over. Bult in 'Beko' electric oven with four ring 'Cooke & Lewis' induction hob with wall mounted brushed steel extractor canopy above. Breakfast bar seating area. Under counter recess for appliances\*. Further space for upright fridge/freezer\*. Attractive 'London brick style' splashback tiling. Wall mounted 'Baxi' boiler. Radiator. Tiled flooring. Textured ceiling.

*\* Please be advised that should any applicants be interested in purchasing the Kitchen appliances, these include undercounter washing machine, undercounter dishwasher and upright fridge/freezer' then please discuss this with the agent as the seller is willing to include these when making an offer.*



**Living Room: 14'7" (4.45) (max) x 14'9" (4.5) (max) (irregular shape)**

Pair of uPVC double glazed sliding doors opening onto the rear Garden. Further double glazed window to rear aspect. Attractive feature 'stone' fireplace surround with mantle over inset with contemporary style fire. Laminate wood effect flooring. Two radiators. Dado rail. Panelled door to under stairs storage cupboard. Textured ceiling.

**The First Floor Accommodation comprises**

**Landing: 8'7" x 6'3" (2.62m x 1.9m)** Spindle balustrade. Panelled door to airing cupboard with linen shelving. Panelled doors to Bedrooms and Bathroom. Textured ceiling with access to loft space.

**Bedroom One: 14'8" x 8'3" (4.47m x 2.51m)** Pair of double glazed windows to front aspect. Radiator. Textured ceiling inset with recessed lighting.

**Bedroom Two: 9'11" (3.02) (2.95) x 6'9" (2.06) (2.06) (excluding door recess)** uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling.

**Bedroom Three: 7'7" x 6'9" (2.3m x 2.06m)** Double glazed window to rear aspect. Radiator. Textured ceiling.

**Luxurious Bathroom: 8'2" (2.5) (reducing to 5'3" (1.6)) x 5'6" (1.68) (max)**

The beautifully upgraded bathroom showcases a sleek, modern design with premium finishes throughout. Featuring large-format grey marble-effect tiles paired with a striking feature wall of textured grey mosaic tiles. The black-framed shower screen and matching black rainfall shower system add a bold, industrial-inspired touch, complemented by matte black fixtures, including a heated towel rail and modern tapware. White vanity unit with integrated basin with practical storage under, newly installed WC and black wall-mounted mirrored cabinet complete the stylish look. Recessed shelving niches. Textured ceiling inset with recessed lighting and extractor fan.

**To the Outside of the Property:**

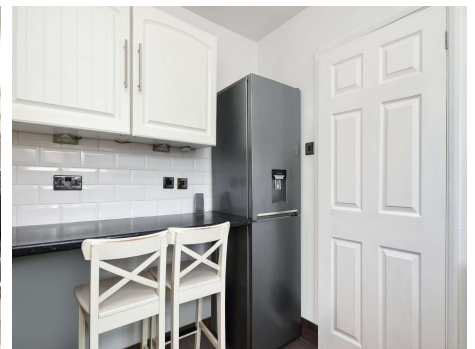
The south-facing rear garden measures approximately 45ft x 15ft and is accessed directly from the Living Room. It begins with a decked patio seating area, with the remainder laid to lawn, and a second seating area positioned at the rear of the garden. Fencing to two aspects with brick wall to rear. Further benefits include outdoor lighting, a water tap, and external power sockets – ideal for outdoor entertaining and everyday convenience.

**Garage:**

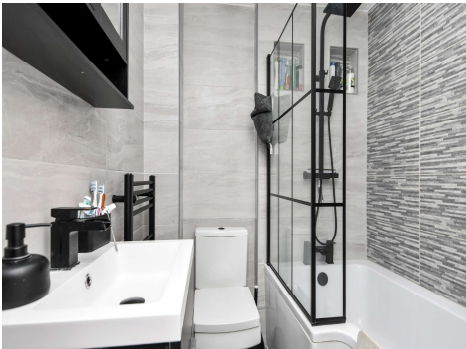
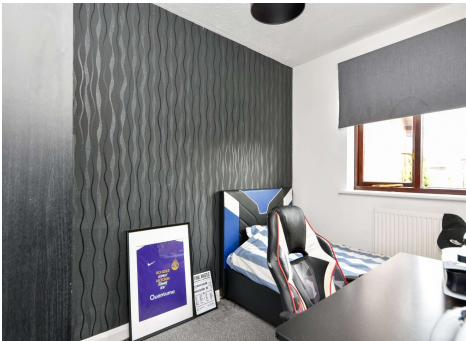
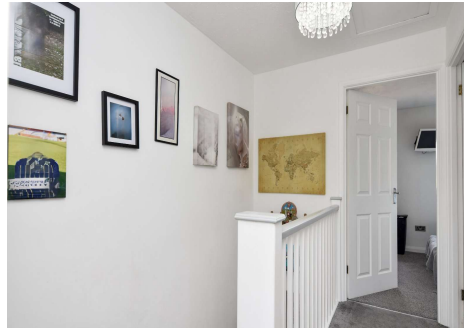
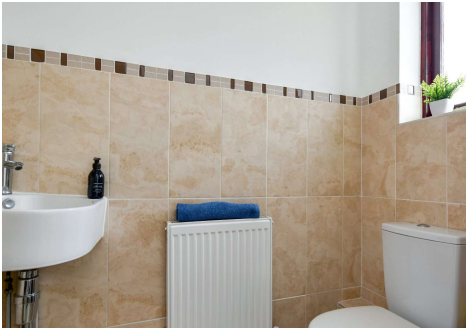
Up-and-over door to the front. The garage has been sectioned with a partition wall and internal door, creating a separate rear storage area. Equipped with power and lighting, the garage also features a pitched roof, offering additional storage via the eaves. An allocated parking space is situated directly in front of the garage.

**Council Tax Band D**

**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. 8/7/2025