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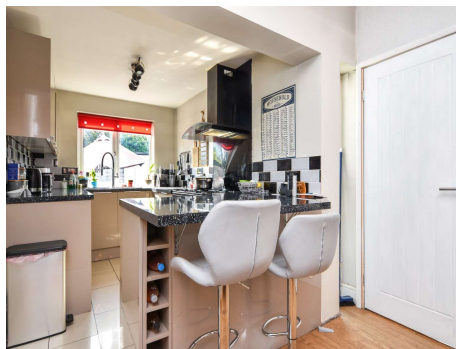
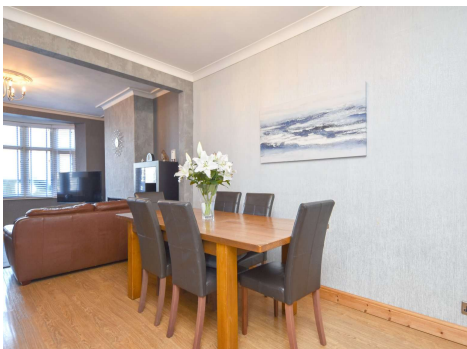
HUNT ROCHE

The Estate Agent

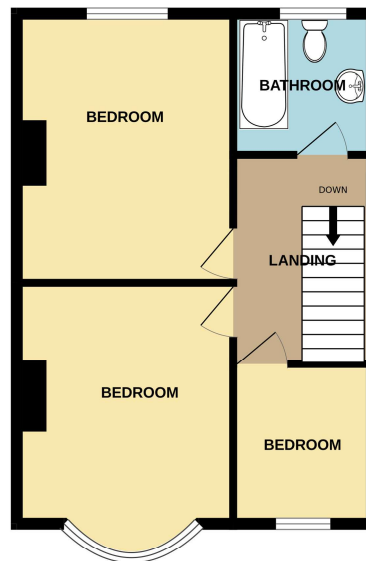
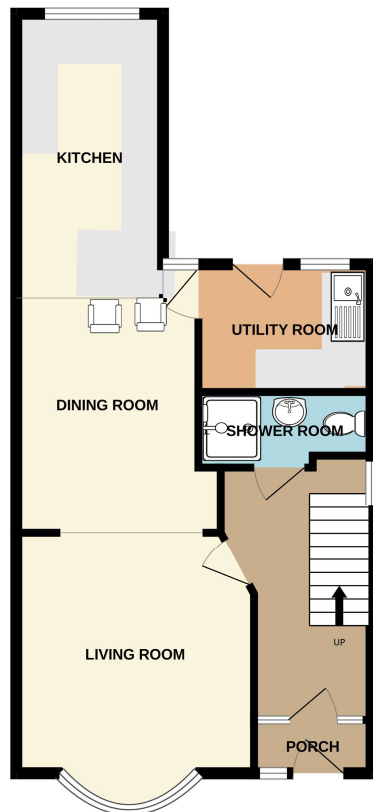


Guide Price: £325,000 - £330,000

14 Ness Road, Shoeburyness, Essex, SS3 9DF



An extended three bedroom semi-detached family home offering spacious accommodation. The ground floor features a modern fitted Shower Room/Guest WC, open-plan Living/Dining room leading to a modern kitchen with breakfast bar and range-style oven, plus a separate utility room with garden access. Upstairs is a fully tiled three-piece bathroom. Externally, a west-facing garden includes self-contained outbuildings with power, ideal as a home bar, gym or office, along with off-street parking. Conveniently located for Shoebury High School catchment, shops and transport links.



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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- * Attractive three-bedroom semi-detached family home
- * Deceptively spacious accommodation throughout
- * Luxury ground floor shower room and guest WC
- * Open-plan living/dining room in excess of 28ft
- * Modern fitted kitchen with generous breakfast bar
- * Impressive AWG range-style oven
- * Spacious separate utility room with direct garden access
- * First-floor fully tiled three-piece family bathroom
- * 50ft west-facing rear garden
- * Self-contained outbuildings with power & lighting (ideal as home bar/gym/office)
- * Off-street parking for one small vehicle
- * Catchment for Shoebury High School
- * Close to award-winning beaches, shops & local amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Entrance via: uPVC obscure double glazed door with matching side panels provide access to;

Entrance Porch: 4'5" x 2'3" (1.35m x 0.69m) Further obscure uPVC double glazed door with pair of matching side panels opening to;

Reception Hallway: 14'1" (4.3) x 5'9" (1.75) (increasing to 7' (2.13)) Laminate wood-effect flooring. Staircase rising to the first floor with understairs storage cupboard and spindle balustrade. Radiator inset to decorative cabinet. Recessed area with shelving, obscure glazed high level window and wall mounted boiler. Dado rail. Picture rail. Panelled doors to Living Room and Ground Floor Shower Room. Original cornice to papered ceiling inset with ceiling moulding.

Guest Shower Room/W.C: 7'9" x 2'9" (2.36m x 0.84m) A modern ground floor shower room with double width shower enclosure with wall mounted mixer controls with rainfall shower, wall-mounted basin with mixer tap over and low level dual flush wc. White metro tiled walls with contrasting grey border tile inlay. High gloss tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

Open plan Living Room/ Dining Room:

Living Room area: 14'11" (4.55) (into bay) x 11'9" (3.58) uPVC double glazed bay window to front aspect. Laminate wood-effect flooring. Feature wall chimney breast with contemporary wall mounted electric fire set with marble-style hearth. Radiator inset to decorative cabinet. Original cornice to ceiling inset with central ceiling rose. Open to;

Dining Area: 13'2" (4.01) x 10'4" (3.15) (reducing to 8'7" (2.62)) uPVC double glazed panel window to rear aspect. Laminate wood-effect flooring. Radiator inset to decorative cabinet. Panelled door to Utility Room. Coving to smooth plastered ceiling inset with ceiling rose. Open plan to Living Room with wide archway and access through to Kitchen/Breakfast Room, divided by a generous size breakfast bar seating area with wine rack to the side.

Kitchen: 11'11" x 6'11" (3.63m x 2.1m) uPVC double glazed window to rear aspect overlooking the Garden. The Kitchen is fitted with a comprehensive range of modern high-gloss base and eye-level units with under-cabinet lighting and square edge speckled granite-effect work surfaces incorporating a sink unit with designer style mixer tap and single drainer. Feature tiled splashbacks in contrasting black, white, and grey tones. Impressive 'Rangemaster' black range-style oven with a five-ring gas hob, two ovens, warming drawer, and grill, complemented by a extractor hood set against a high-gloss black glass splashback. Integrated wine racks to the breakfast bar area. Additional features include space for white goods. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

Utility Room: 8'2" x 6' (2.5m x 1.83m) uPVC double glazed door and window to rear aspect. Range of eye and base level cabinets with rolled-edge working surface over inset with single drainer sink unit with mixer tap and metro tiled splashbacks in a modern black and white brick style. Under counter space and plumbing for washing machine and dishwasher with additional space for fridge/freezer. Smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation comprises

Landing: Original style sash window to side aspect. Spindle balustrade. Dado rail. Picture rail. Textured ceiling inset with ceiling moulding.

Bedroom One: 14'10" (4.52) (into bay) x 11'4" (3.45) (max) uPVC double glazed bay window to front aspect. Radiator inset to decorative cabinet. Picture rail. Papered ceiling.

Bedroom Two: 12'8" x 10' (3.86m x 3.05m) Pair of uPVC double glazed windows to rear aspect. Radiator. Smooth plastered ceiling with access to loft space via pull-down ladder.

Bedroom Three: 7'5" x 5'11" (2.26m x 1.8m) uPVC double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

Bathroom: 7'5" x 6'1" (2.26m x 1.85m) Obscure uPVC double glazed window to rear aspect. A contemporary family bathroom comprising a P-shaped bath with rainfall shower over and curved screen, fitted vanity unit with wash hand basin with mixer tap with storage drawer under, concealed cistern WC, and fully tiled walls with mosaic detailing. Ladder style heated towel rail. Tiled flooring. Smooth plastered ceiling inset with recessed lighting with extractor fan.

To the Outside of the Property

West Facing Garden: The rear Garden is approached via the Utility Room - The garden has been designed as a low-maintenance space with an expansive decked terrace, perfect for entertaining, complemented by an artificial lawn and decorative borders. To the rear sits a substantial timber outbuilding;

Summer House: 14'3" x 10'7" (4.34m x 3.23m) Approached via a pair of uPVC double glazed French doors with further window adjacent. Power and lighting. Smooth plastered ceiling inset with recessed lighting.

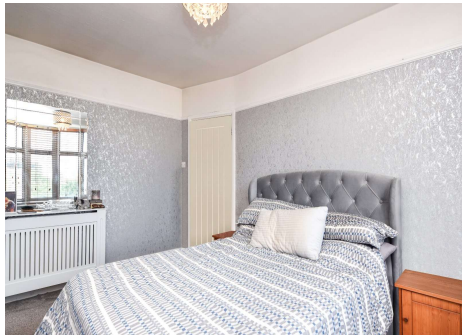
Adjacent Storage Area: 10'7" x 2'8" (3.23m x 0.81m) Located to the end of the Summer house is a further uPVC double glazed door to a walk in storage area.

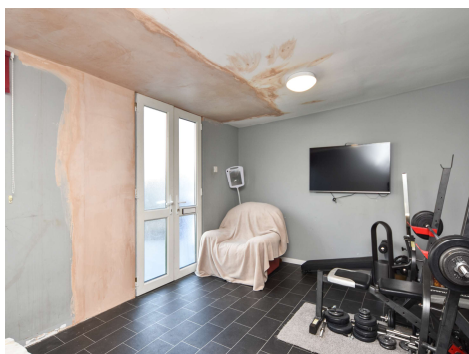
Frontage: Driveway

Agents Note; Please note that, due to the positioning of the home and its style of construction, the driveway accommodates only one vehicle and is best suited for a small car only.

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. 8/23/2025