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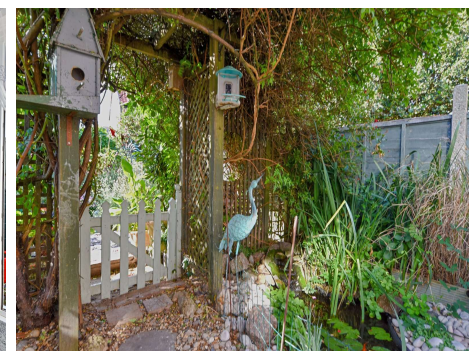
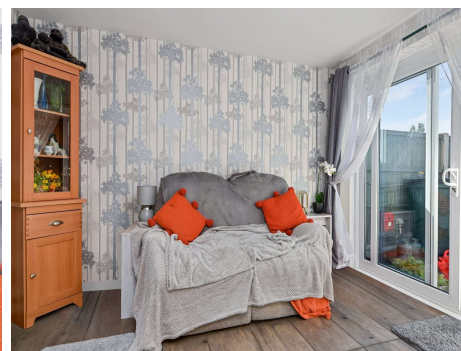
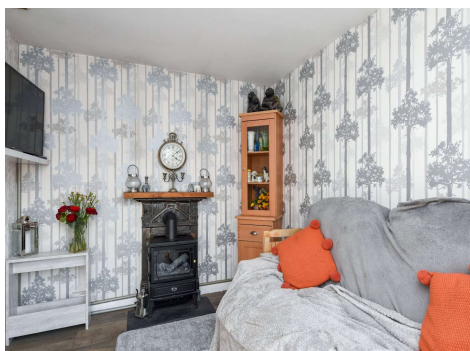
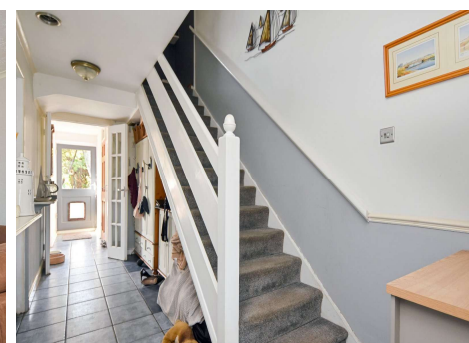
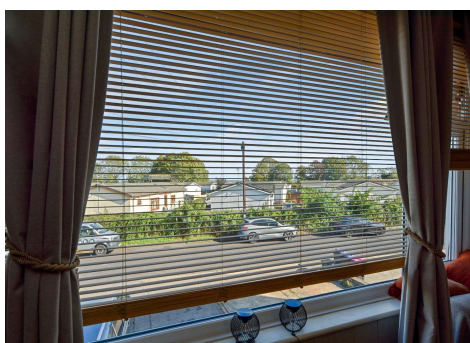
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £350,000**

45 Gunners Road, Shoeburyness, Essex, SS3 9SB



**A deceptively spacious THREEE BEDROOM townhouse offering versatile living across three floors.**

The ground floor provides a spacious Porch and Entrance Hall, Ground Floor Guest WC, a snug room (with potential to be used as a fourth bedroom), and access to the integral Garage. The first floor features a spacious Living Room with Dining Area enjoying elevated views, together with a fitted Kitchen. On the top floor are three Bedrooms, including a superb Main Bedroom with stunning views towards East Beach and the Thames Estuary, along with a modern Family Bathroom. Externally, the home benefits from off-street Parking and Garage, with easy access to local schools, shops, the seafront, 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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- Spacious THREE/FOUR BEDROOM family home offering versatile living across three floors
- Ground Floor Guest WC
- Snug Room with access to WEST FACING rear Garden with potential as a fourth bedroom
- Garage & Off Road Parking
- Generous Living Room with Dining Area and elevated roof top views towards Thames Estuary
- Fitted Kitchen
- Main Bedroom with stunning views towards East Beach and the Thames Estuary
- Modern Family Bathroom
- Convenient access to local schools, shops, the seafront, and transport links
- Viewing advised

**Entrance via:** Pair of uPVC double glazed doors providing access to;

**Entrance Porch: 6'8" x 3'8" (2.03m x 1.12m)** Door to recessed storage cupboard housing utility meter and fuse box. Wood panelled ceiling. Tiled effect flooring.

Attractive composite door inset with a pair of double glazed leaded inserts providing access to;

**Hallway: 29'1" x 6'8" (8.86m x 2.03m)** Stairs rising to first floor accommodation. Door to cupboard housing the warm air boiler system. Door to Ground floor Reception Room/Potential Bedroom. Further door to Ground Floor WC/Utility. Hardwood door providing access to rear garden. Courtesy door to Garage. Coving to smooth plastered ceiling.

**Ground Floor Guest WC / Utility: 6'4" x 3'4" (1.93m x 1.02m)** Obscure uPVC double glazed window to rear aspect. The two piece white suite comprises flush wc and suspended wash hand basin cupboards under. Partly tiled walls. Tiled flooring. Smooth plastered ceiling.

**Snug / Potential Bedroom Four: 10'10" x 8'4" (3.3m x 2.54m)** A further reception room, which could provide a multitude of uses such as a Home Office or a Potential Ground Floor Bedroom.

Pair of uPVC double glazed French doors opening to the rear Garden. Tiled effect flooring. Smooth plastered ceiling.

### **The First Floor Accommodation comprises**

**Landing: 7'2" x 3' (2.18m x 0.91m)** Door to Living Room. Smooth plastered ceiling. Open access to;

**Kitchen: 9'9" x 8'3" (2.97m x 2.51m)** uPVC double glazed window to rear aspect. The Kitchen comprises a range of modern eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Built-in eye level double 'Hotpoint' oven with split level four ring gas hob and concealed extractor hood over. Under counter recess for fridge. Contrasting tiled splashbacks with mosaic detail. Tiled effect lino flooring. Wood panelled ceiling.

**Dual aspect Living Room/Dining Area: Overall measurement 28'5" (8.66) x 12'3" (3.73)**

**Living Room Area: 15'4" x 12'3" (4.67m x 3.73m)**

Impressive almost full-width uPVC double glazed window to front aspect offering superb views towards East Beach and the Thames Estuary. Open access to lobby area with access to upper level. Coving to textured ceiling with ceiling fan/light fitting. Feature fireplace surround (please note that the fire will not be included in the sale). Laminate wood effect. Open plan through to;

**Dining Room Area: 13'1" x 6'10" (4m x 2.08m)**

uPVC double glazed window to rear aspect. Laminate wood effect flooring. Coving to textured ceiling.

**Inner Lobby:** uPVC double glazed window to front aspect. Textured ceiling. Stairs rising to;

### **The Second Floor Accommodation Comprises**

**Landing: 11'4" x 6'8" (3.45m x 2.03m)** Door to airing cupboard housing water tank and linen shelving. Dado rail. Doors off to all rooms. Smooth plastered ceiling with access to loft space.

**Bedroom One: 15'3" x 8'6" (4.65m x 2.6m)** Almost full-width uPVC double glazed window to front aspect offering superb views towards East Beach and the Thames Estuary. The Bedroom is fitted with an extensive range of built-in wardrobes to one aspect with fitted drawer stack, with further overhead storage cupboards with matching bedside cabinets. Smooth plastered ceiling.

**Bedroom Two: 9'8" x 8'7" (2.95m x 2.62m)** uPVC double glazed window to rear aspect. The bedroom offers fitted floor to ceiling wardrobes to one aspect. Smooth plastered ceiling.

**Bedroom Three: 7'7" x 6'9" (max) (2.3m x 2.06m (max))** uPVC double glazed window to front aspect offering superb views towards East Beach. Door to built in 'over-stairs storage cupboard'. Smooth plastered ceiling.

**Family Bathroom: 6'7" x 6'4" (2m x 1.93m)** Obscure uPVC double glazed window to rear aspect. The Bathroom is fitted with a modern three piece white suite comprising panel enclosed 'shower bath' with floor mounted mixer taps with shower attachment, wall-mounted 'Mira' electric shower unit over with glazed screen, wash hand basin set into vanity unit with storage beneath, and dual flush WC. A mix of wall tiling with contrasting shower panelled boarding surrounds. Chrome heated towel rail. Smooth plastered ceiling

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

A beautifully WEST FACING landscaped rear Garden designed with a wealth of mature planting, decorative pathways, and established borders. Features include a charming pergola with climbing plants, ornamental pond with water feature, and seating areas ideal for entertaining or relaxing. Convenient gated sideway access.

**Frontage:** To the front of the property is a hardstanding driveway providing off-street parking and access to the integral Garage.

**Garage: 18' x 8'6" (5.49m x 2.6m)** Up and Over door to front. Power and lighting.





**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. 9/2/2025