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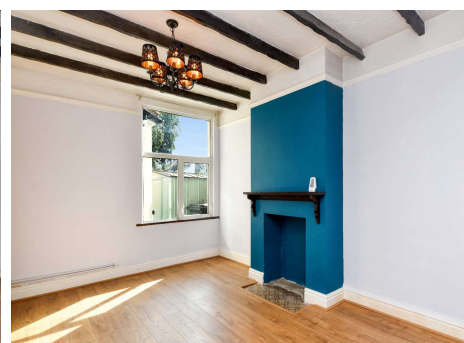
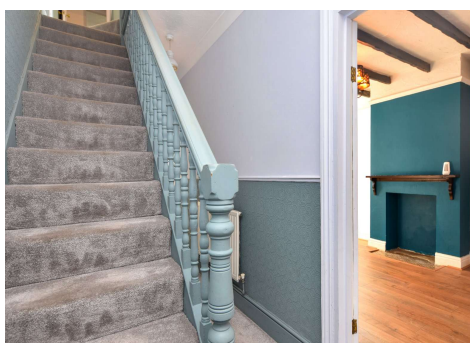
HUNT ROCHE

The Estate Agent



Asking Price: £389,000

101, Richmond Avenue, Shoeburyness, Essex, SS3 9LE



This charming character style semi-detached home enjoys a prime position within a sought-after residential area, just moments from local shops, reputable schools, and the seafront at Shoebury Common Beach. Blending period character with modern comfort, the property offers a dual-aspect Living Room /Diner and a spacious Kitchen/Diner complete with range-style oven and underfloor heating. The first floor features a four-piece family Bathroom, THREE BEDROOMS with the main bedroom with its own en-suite Dressing Room (formerly a fourth bedroom). A versatile loft room adds further flexibility.

Externally, the property benefits from off-road parking, and with excellent school catchments and no onward chain, it presents an ideal opportunity for families looking to secure a home in this highly desirable location.



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 'Victorian' semi detached family home feature some original fireplaces and high ceilings.
- Ideally located within walking distance to excellent local amenities
- Spacious living accommodation boasting an open plan dual aspect Living Room/Diner
- Open plan Kitchen/Diner with attractive fitted units, feature range style oven and underfloor heating
- Four-piece suite first floor family bathroom
- Three double bedrooms to the first floor with the main bedroom offering an ensuite Dressing Room (formerly Bedroom four)
- Loft room offering a versatility of uses
- School catchments include Richmond Avenue Primary and Nursery School and Shoeburyness High School
- Within approx 15-minute walk to 'Blue Flag' Shoebury Common Beach and The Garrison Nature Reserve, with local restaurants and shopping facilities together with Thorpe Bay and Shoeburyness Railway Station offering direct access to London Fenchurch Street
- Generous size rear Garden
- Offered with No Onward Chain - Viewing Advised



Entrance via: uPVC entrance door with decorative leaded obscure double-glazed insert giving access to:

Porch: Attractive tiled flooring, textured ceiling, and hardwood panelled doors inset with obscure glazed inserts leading to:

Reception Hallway: 22'9" x 5'3" > 3'6" (6.93m x 1.6m > 1.07m) Staircase rising to the first-floor landing with half-height under-stair storage cupboard and additional recess space. Radiator. Dado rail with decorative panelling below. High-level meter cupboards. Thermostat control panel. Open arched access through to the Kitchen. Coving to textured ceiling with pendant lighting. Panelled door leading to:

Open Plan Living Room / Diner: Overall measurement 27'10" (8.48) x 11'8" (3.56) > 10'2" (3.1) Dual aspect reception room with four-panel leaded uPVC double glazed bay window to the front and further uPVC double glazed window to rear aspect. Feature exposed brick chimney breast with recessed niche housing a freestanding stove-style coal effect burner, complemented by a second chimney breast recess with wall-mounted mantle and tiled hearth. Two radiators. Picture rail. Laminate wood effect flooring. Textured ceiling inset with exposed beams.

Dual aspect Kitchen/Diner: 20'1" (6.12) x 12' (3.66) > 10'1" (3.07) A bright and spacious dual aspect Kitchen/Diner with three-panel uPVC double glazed bay window to side aspect, further uPVC double glazed window to the rear overlooking the Garden. uPVC double glazed door providing direct access outside. The kitchen is fitted with an extensive range of shaker-style eye and base level units, complemented by solid wood square-edge work surfaces inset with a one-and-a-quarter porcelain sink unit with drainer and mixer tap. Integrated appliances include a dishwasher and washing machine, Freestanding American-style fridge/freezer (to remain). A striking exposed brick chimney breast houses a freestanding 'Leisure' range-style cooker with five-ring gas hob and concealed extractor above, while tiled splashbacks, under-unit lighting, and quarry-style tiled flooring with underfloor heating complete the space. Radiator, textured ceiling inset with exposed wooden beams, and ample room for dining table and chairs.

The First Floor Accommodation comprises

Landing: 22'6" x 5'3" > 2'7" (6.86m x 1.6m > 0.79m) Spindle balustrade. Staircase rising to Loft Room. Radiator. Dado rail. Panelled doors leading to Bedrooms and Bathroom. Coving to textured ceiling.

Bedroom One: 14'1" x 10'6" (4.3m x 3.2m) Four-panel double glazed bay window to front aspect, providing excellent natural light. Radiator. Laminate wood effect flooring. Textured ceiling inset with exposed wooden beams. Open access to adjoining Dressing Room (formerly Bedroom Four).

Dressing Room: 8'9" x 5'3" (2.67m x 1.6m) Double glazed window to front aspect. Fitted with high-level cupboards and open hanging rails beneath, providing excellent storage. Papered ceiling.

Bedroom Two: 12'11" x 10'5" (3.94m x 3.18m) Double glazed window to rear aspect. Feature original wrought iron decorative fireplace with ornate detailing and mantle over, set on a tiled hearth. Radiator. Laminate wood effect flooring. Textured ceiling inset with exposed wooden beams.

Bedroom Three: 10' x 10' (3.05m x 3.05m) Double glazed window to rear aspect. Original wrought iron decorative fireplace with mantle over. Radiator. Laminate wood effect flooring. Papered ceiling.

Bathroom: 9'7" x 7'2" (max) (2.92m x 2.18m (max)) Obscure double glazed window to side aspect. The four piece suite comprising steps up to bath with carpet surround, independent tiled shower cubicle with 'Triton' electric shower, pedestal wash hand basin and low level flush w/c, Laminate wood effect flooring. Radiator. Partly tiled walls. Smooth plastered ceiling.

Loft Room (some restricted head height): 13'8" x 11'4" (4.17m x 3.45m) Approached via a panelled door from the first floor landing - with some restricted head height. Staircase leads to the Loft Room.

Double glazed Velux style window to rear aspect. Access to eaves storage space. Flat panel electric radiator. Feature partly Wood panelled to walls. Smooth plastered ceiling.

To the Outside of the Property:

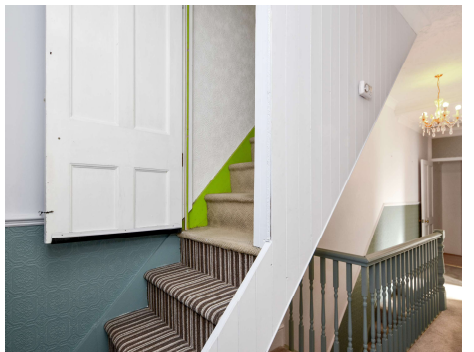
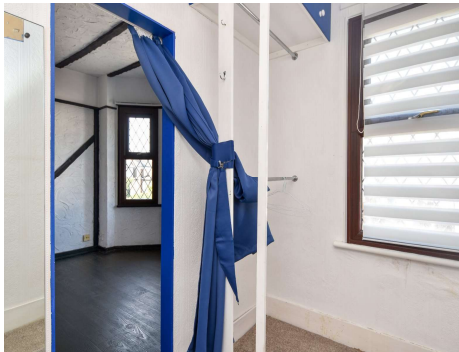
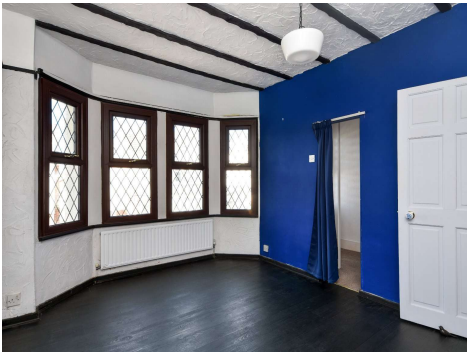
The rear Garden is approached via the side door from the Kitchen and measures approx. 85' and commences with a paved seating area with steps down onto remainder laid to lawn garden area. Greenhouse to remain. Fencing to boundaries with a gated rear access rear gate providing access towards West Road. Further gated side way access to frontage of the home. Two large metal framed shed (one with power) to remain. Outside water tap.

Frontage: Hardstanding driveway providing off street parking via drop kerb.

Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	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. 9/9/2025