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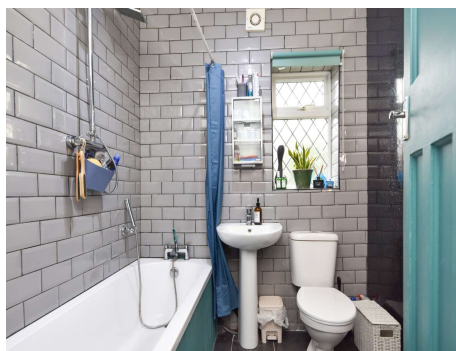
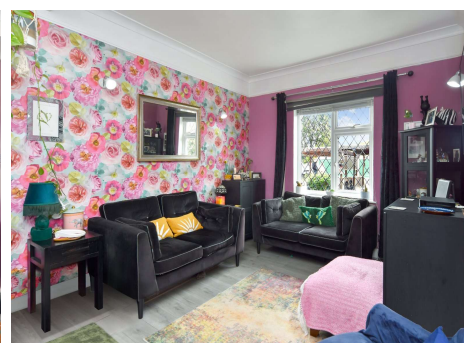
HUNT ROCHE

The Estate Agent



Guide Price: £215,000 - £220,000

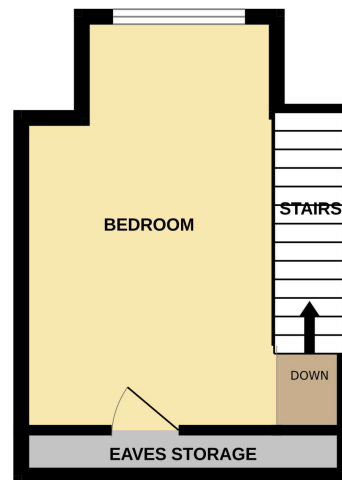
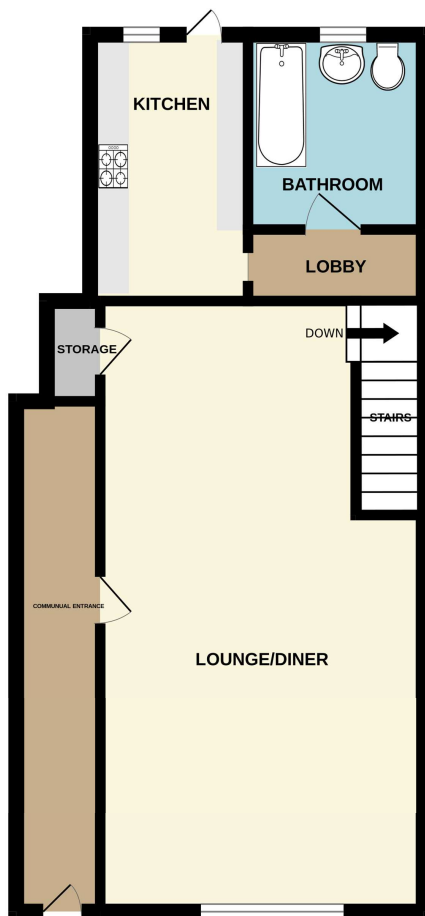
3 Michaels Cottages, Richmond Avenue, Shoeburyness, Essex, SS3 9LQ



This charming cottage, tucked away within a cul-de-sac, beautifully combines historic character with a peaceful setting and excellent access to the seafront and nearby amenities. The ground floor features an open-plan Living and Dining area, a well-fitted kitchen, and a modern bathroom. Upstairs, the property offers a characterful bedroom with a pitched roof and useful eaves storage.

Outside, there is a carport providing covered off-street parking to the front and a delightful south-facing rear garden.

Properties of this nature are rarely available, so early viewing is highly recommended.



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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- Charming FREEHOLD cottage tucked away in a cul-de-sac setting.
- Cottages of this style typically housed local workers, fishermen, and labourers, contributing to the area's enduring heritage and charm.
- Ground floor: Open-plan Living and Dining area, modern fitted Kitchen, and beautiful three piece Bathroom Suite
- First floor: Characterful Bedroom with pitched roof and useful eaves storage.
- Outside: covered carport providing off-street parking and a delightful SOUTH FACING rear garden.
- Properties of this nature are rarely available — early viewing recommended.

Historical Relevance:

The cottages are known locally as part of the *"Fishermen's Cottages"*.

The terrace of Michaels Cottages was certainly in existence by 1928, as evidenced by a building plan held at the Essex Archives. However, title documentation refers to an earlier construction date, suggesting they may have been built c.1902.

Richmond Avenue itself developed rapidly in the early 20th century, reflecting the wider growth of Shoeburyness as both a garrison town and a seaside community. Cottages of this style were typically built to accommodate local workers — including fishermen and labourers — and remain an important part of the town's character and heritage.

Agent information:

While access to the Cottages is gained directly via Richmond Avenue — with full rights of access included within the title — there is also a central area that is privately owned. This area provides access to residents' private parking spaces. Use of this area is subject to a permit scheme, for which an annual fee of £185.00 applies.

This information has been provided to the selling agent by the owner; however, any interested parties are advised to seek verification of these details through their own legal representative.



Frontage & Access Information: 22' (6.7) x 10'1" (3.07) (approx) Accessed via Richmond Avenue, with the entrance road to 'Michaels Cottages' located between Nos. 62 and 64 Richmond Avenue.

The property benefits from a covered carport providing hardstanding area for off-street parking directly in front of the garden area of the home, with a shared access driveway leading to the individual parking bays and carports. Beyond this lies a shingled front garden area with stepping stones leading to a hardwood panelled entrance door, which provides access to a jointly used hallway, shared exclusively by Numbers 2 and 3.

Open Plan Living Room / Dining area: 22'9" x 10'10" (6.93m x 3.3m) Leaded uPVC double glazed window to front aspect. Wall-mounted light points. Two radiators. Stairs with spindle balustrade and handrail leading to the first floor. Open access to Kitchen with high level obscure leaded 'borrowed light' window to the inner lobby area. Laminate wood effect flooring. Panelled door to a good-size under-stairs storage cupboard (currently utilised as a Utility cupboard). Picture rail. Coving to a smooth plastered ceiling.

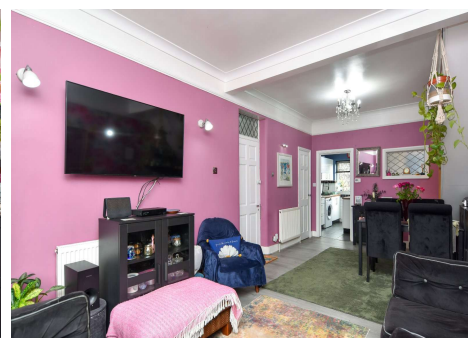
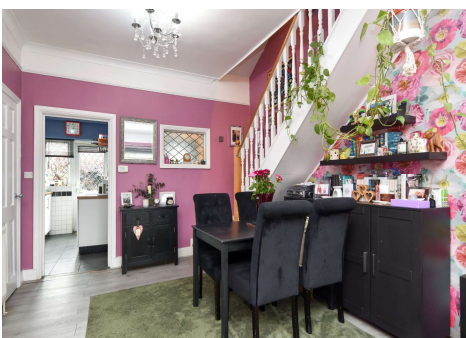
Kitchen: 9'9" x 5'11" (2.97m x 1.8m) Leaded uPVC double glazed window to rear aspect and matching double glazed door providing access to the rear garden. The Kitchen is fitted with a range of high-gloss white base and wall-mounted units with wood-effect work surfaces over with tiled splashbacks. Inset one-and-a-quarter single drainer sink unit with mixer tap. Under counter recess and plumbing for washing machine. Recess for freestanding cooker (not remaining) with glass splashback and wall mounted extractor. Tiled flooring. Textured ceiling. Attractive archway into;

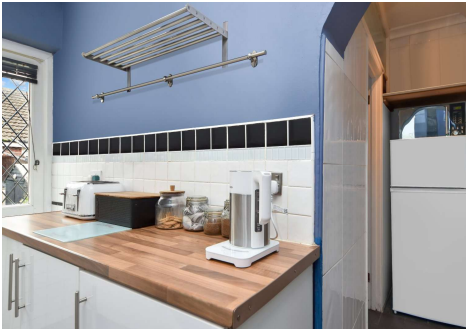
Inner Lobby: Recess space suitable for an upright fridge/freezer with storage shelf above. High level obscure leaded 'borrowed light' window to the Living/Diner area. Tiling to all visible walls. Coving to smooth plastered ceiling with inset spotlights. Panelled door leading to;

Bathroom: 6'7" x 6'5" (2m x 1.96m) Obscure leaded uPVC double glazed window to rear aspect. The bathroom is fitted with a modern white three-piece suite comprising panel-enclosed bath with mixer tap and handheld shower attachment, together with an integrated shower unit incorporating a rainfall showerhead and additional handheld attachment. Pedestal wash hand basin and low-level dual flush WC. Finished with contemporary grey metro-style wall tiling complemented by a contrasting black sparkle-effect feature panel to one wall. Ladder-style heated towel rail. Tiled flooring. High level obscure leaded 'borrowed light' window to the Inner Lobby area. Wall mounted extractor fan. Smooth plastered ceiling.

Bedroom: 15'5" (4.7) (max) x 11' (3.35) (max) A charming room featuring a leaded uPVC double-glazed window to the rear enjoying a pleasant south-facing aspect. Radiator. Access to eaves storage housing boiler. Finished with a smooth plastered ceiling inset with recessed lighting, with sloping roofline adding character while creating some areas of restricted head height.

Rear Garden: 30' x 14' (max) (9.14m x 4.27m (max)) The delightful south-facing rear garden is accessed via the Kitchen and commences begins with a decked pathway to the rear boundary of the home. The remainder is laid to lawn with fencing to all boundaries, providing a good degree of privacy. To the rear of the garden, steps lead down to a paved area with a timber-framed shed (to remain). Extending to approximately 35ft, the garden also features a mature shrubs and an outside tap.





Council Tax Band A - 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. 10/6/2025