

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £325,000

4 Wallace Street, Shoeburyness, Essex, SS3 9BQ



An exceptionally well-presented home offering two double bedrooms, including one with an en-suite cloakroom. Refurbished throughout the current ownership, this property presents a perfect opportunity to own a home that is fully move-in ready with lovely Kitchen & Bathroom and the benefit of a Loft Room with Velux window. The west-facing garden features an insulated outdoor cabin with power, ideal for use as a home office, entertaining space, or even a garden bar with a convenient pull-down hatch.



- A delightful period style TWO DOUBLE BEDROOM home boasting a WEST FACING GARDEN
- Refurbished throughout by the current owners the home offers high quality fixtures and fittings with a modern fitted Kitchen, with integrated appliances
- Beautifully designed FOUR piece bathroom suite
- Loft room / Study space
- Insulated Cabin offering a versatile of uses
- Short walk to beach, shops and station
- Do not delay - book your viewing to appreciate this lovely home

Property Overview: A beautifully presented two-bedroom end-of-terrace home situated in a popular and convenient location. The property has been thoughtfully refurbished throughout, creating a stylish and welcoming home ready to move straight into.

Living Room;- A bright, tastefully decorated living space featuring contemporary décor, with direct access to;

Kitchen / Dining Room;- A superb, modern kitchen fitted with sleek white units complemented by wooden worktops with a central island. Includes integrated appliances such as a dishwasher and washing machine, oven and gas hob with extractor, and space for dining.

Ground-Floor Bathroom;- A luxury four-piece suite comprising bath with marble-style tiling, separate shower enclosure, vanity wash basin and WC.

Bedrooms;- Two generous double bedrooms with one offering access to a cloakroom ensuite

Loft Room;- A versatile, carpeted loft room with Velux window — ideal as a study, playroom etc

Outside;- The rear garden enjoys a westerly aspect, offering a lovely sunny space with decked patio and low maintenance artificial lawn. A standout feature is the insulated outdoor cabin, complete with power and sensor lighting — perfect for use as a home office, studio, or entertaining area, with a convenient pull-down hatch that can serve as a bar.

Located in the Shoebury Village area, this home is within walking distance of Blue Flag Shoebury East Beach, Shoeburyness mainline station — direct services to London Fenchurch Street, Shops along the High Street. Together with Shoeburyness High School and well-rated primary schools are within close proximity. This is an ideal opportunity for buyers seeking a stylish, low-maintenance home close to the coast, transport links and local conveniences.

Entrance via: The property is approached via a low boundary wall with inset gate providing access to the front garden area. To the side of the homes there is gated access to a shared walkway, leading to the west-facing rear garden. Canopied entrance porch with attractive composite entrance door, inset with a diamond-shaped double-glazed panel, opens to the main reception.

Living Room: 13'6" (4.11) (into bay) x 12'11" (3.94) Pair of uPVC double-glazed windows to the front aspect providing excellent natural light. Radiator. Attractive laminate wood-effect flooring throughout. Coving to a smooth plastered ceiling with corner recessed lighting and a central pendant fitting. Open access to;

Kitchen / Diner: 16' x 12'11" (4.88m x 3.94m) Double glazed window to rear aspect. The Kitchen is fitted with a comprehensive range of modern white high-gloss base and wall-mounted units, complemented by solid wood block work surfaces and matching upstands, inset with single drainer stainless steel sink unit with mixer tap. Built in electric 'Candy' oven with four ring gas hob over with stainless steel splashback and extractor canopy above. Integrated appliances include 'Hotpoint' dishwasher and 'Bush' washing machine. Space for fridge/freezer. Attractive laminate tile-effect flooring continues throughout. Concealed wall mounted 'Ideal' boiler. Open plan layout with space for central breakfast island (please note that the current island maybe available to any interested parties). Coving to smooth plastered ceiling inset with recessed lighting. To the rear of the Kitchen there is the staircase to first floor. Obscure uPVC double glazed door to side aspect providing access to the Garden. Contemporary flat panelled vertical radiator. Panelled door to;

Dual aspect Bathroom: 9'3" x 8'3" (2.82m x 2.51m) 'Part' obscure uPVC double-glazed windows to the side with further obscure uPVC double glazed to rear aspect. A beautifully presented four-piece family bathroom fitted with a modern white suite comprising a panelled enclosed bath with marble-effect tiled surrounds and central control taps, separate shower enclosure with shower boarding to walls with glazed door, integrated shower unit with handheld attachment and drencher-style overhead shower, vanity wash hand basin with mixer tap and storage cupboards beneath and dual-flush low-level WC. Finished with a chrome heated towel rail, tiled splashback detail, recessed shelving niche, laminate tile-effect flooring, wall mounted extractor and smooth plastered ceiling inset with recessed lighting.

The First Floor Comprises

Landing: High level uPVC double glazed window to stairwell. Panelled doors to Bedrooms. Access to loft room via pull down ladder. Smooth plastered ceiling.

Front Bedroom: 12'11" x 12'2" (3.94m x 3.7m) Pair of uPVC double-glazed windows to the front aspect. Radiator. Coving to a smooth plastered ceiling with corner recessed lighting and a central pendant fitting.

Rear Bedroom: 12'1" (max) x 7'8" (3.68m (max) x 2.34m) Double glazed window to rear aspect. Radiator. Panelled door to good size recessed wardrobe providing hanging space. Wall mounted air-conditioning unit. Coving to smooth plastered ceiling. Further door to;

Ensuite Cloakroom/WC: 3'3" x 3'3" (max) (1m x 1m (max)) This compact cloakroom features a modern white suite, including a close-coupled corner toilet and a contemporary wall-mounted basin with mixer taps over. Mirror fronted wall mounted cabinet. Partly tiled walls with a decorative mosaic border tile inlay. Smooth plastered ceiling inset with recessed lighting.

Loft Room: 12'11" x 11'5" (3.94m x 3.48m) Accessed via a drop-down ladder from the landing, this area offers a versatile space ideal for use as a home office, study, or additional storage. The room features a smooth plastered, pitched ceiling with recessed lighting and restricted head height. A double-glazed 'west facing' Velux roof window provides natural light. Radiator. Practical eaves storage is available to front and rear aspects.

Garden: A delightful west-facing rear garden extending to approximately 55 feet in depth. The space features a timber decked patio area with the remainder laid with high-quality artificial lawn for ease of maintenance. Additional benefits include external power sockets and an outside water tap. The garden is enclosed by low-level fencing and offers gated shared side access with the neighbouring property.

Garden Outbuilding/Cabin: 12'6" x 9'4" (3.8m x 2.84m) Located to the rear of the garden is a superb outbuilding, accessed via a pair of uPVC double-glazed French doors. This versatile and well-presented space is ideal for use as a home office, gym, or studio. To the front, there is also a convenient pull-down hatch, offering the potential for bar use / serving area—perfect for entertaining.

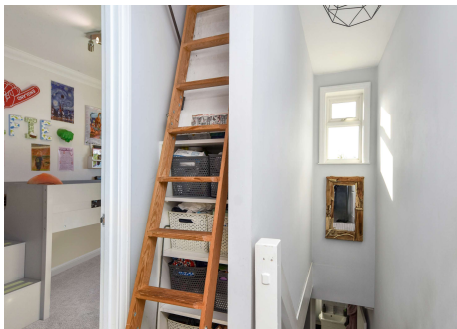
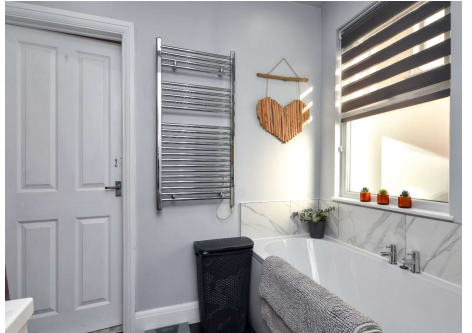
The structure is fully insulated and benefits from power and lighting, including both internal and external sensor-operated lights.

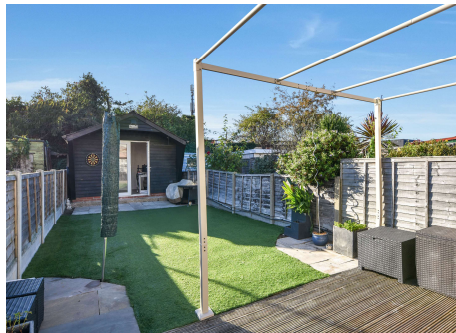
To the rear of the outbuilding a panelled door leads to a separate storage shed, ideal for housing tools, bikes, or garden equipment. This section measures (12'6 x 6'8).

Council Tax Band B

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. 10/7/2025