



*Leitrim Avenue, South Shoebury,
Freehold £650,000*

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Overview:

An impressively upgraded and reconfigured four-bedroom detached home set in one of Shoeburyness' most sought-after locations, just moments from the beach hut-lined promenade. Ideally positioned for the Yacht, Tennis, and Golf Clubs.

The home features a stunning high-specification Kitchen, complete with granite work surfaces, breakfast bar seating, and integrated appliances, opening into a spacious dining/family area with uPVC doors leading onto the south-facing rear garden. A utility room provides internal access to the garage, while an additional reception room offers versatility as a playroom, snug, or home office.

The ground floor also includes a guest cloakroom/WC and a separate formal living room with a large bay-fronted window. Upstairs, you'll find a lovely family bathroom and an en-suite shower room to the main bedroom.

Externally, the property benefits from a private driveway for two vehicles, direct access to the garage, and a sunny south-facing garden. The location also offers easy access to highly regarded local schools, including Shoeburyness High School, three primary schools, Thorpe Bay Broadway, local shopping facilities, and mainline rail links to London Fenchurch Street.

- Situated in a prime Shoeburyness location, close to the seafront and promenade
- Detached four-bedroom family residence presented to a high standard throughout
 - Remodelled ground floor layout creating generous and flexible living spaces
- Contemporary fitted kitchen open plan to a bright dining/family area with garden access
 - Useful utility area connecting to the garage and a multi-purpose additional room
 - Driveway parking for up to two vehicles plus integral garage
- Attractive south-facing rear garden with patio seating area and gated access to the front of the home
 - Close to Thorpe Bay Yacht, Tennis, and Golf Clubs
- Within the Shoeburyness High School catchment and walking distance of Thorpe Bay Broadway and Station



Frontage: An attractive planted area complements the frontage, with the remainder block paved, providing off-road parking and direct access to the garage.

Garage: 16'3" x 7'7" (4.95m x 2.3m) Up and over door to front. Power & lighting.

Entrance via: Obscure uPVC double glazed Georgian style door to;

Porch: 6' x 2'7" (1.83m x 0.79m) uPVC double glazed Georgian-style panels to the front and side aspects. Panelled ceiling. Obscure glazed hardwood door with matching side panel leading through to:

Reception Hallway: 14'11" x 7'4" (max) (4.55m x 2.24m (max))

Stairs rising to the first-floor accommodation. Panelled door to a built-in cloaks cupboard with hanging space and shelving. Radiator. Attractive LVT wood-effect flooring. Glazed doors provide access to the Living Room and Kitchen/Diner. Coved and smooth plastered ceiling with recessed lighting.



Impressive open plan Kitchen / Diner / Family Room: Overall measurement 20'4" (6.2) x 15'11" (4.85) (max)

Dining Room / Family Room Area:

A bright and versatile open-plan space featuring uPVC double glazed French doors opening onto the south facing rear garden, with matching side panels allowing plenty of natural light. Panelled door to a spacious under-stairs storage cupboard. Radiator and thermostat control panel. Attractive LVT wood-effect flooring continues throughout. Additional panelled doors provide access to the Utility Cubby with further matching door to the Ground Floor Guest Cloakroom/WC. Coved and smooth plastered ceiling inset with recessed lighting. Open plan to the Kitchen, with a part-recessed breakfast bar seating area featuring under-counter storage to both sides.



Kitchen Area:

A beautifully appointed and contemporary Kitchen fitted with a comprehensive range of coloured high-gloss eye and base level units complemented by granite work surfaces with matching upstands. uPVC double glazed window overlooks the rear garden, and an obscure uPVC double glazed Georgian-style door provides access to a side passage connecting the front and rear gardens.

The Kitchen is equipped with a stainless-steel bowl sink unit with mixer tap and grooved drainer, built-in Neff eye-level electric oven with separate microwave over, integrated fridge/freezer, and concealed under-counter Neff dishwasher. The granite work surface extends to form a breakfast bar seating area, inset with an Elica Nikola Tesla venting induction hob, complemented by feature pendant lighting above.

Additional features include a concealed wall-mounted Worcester boiler, contemporary upright column radiator, LVT wood-effect flooring and a smooth plastered ceiling with coving and recessed lighting.



Ground Floor WC: The two-section area begins with a vanity wash hand basin with mixer tap and storage cupboard beneath, with open access to the cloakroom area. Obscure uPVC double glazed window to the side aspect. Tiling to all visible walls. Dual flush WC. Radiator. LVT wood-effect flooring. Smooth plastered ceiling.



Utility Cubby Area: 7'5" x 6'1" (2.26m x 1.85m) Panelled doors lead to the Garage and Play Room/Snug/Home Office. The area features wood-effect LVT flooring throughout. The Utility Area is fitted with a tall cupboard housing an inset shelving unit, providing space for a stacked washing machine and tumble dryer. A work surface with a storage cupboard beneath offers additional practicality. The ceiling is smooth plastered and inset with recessed lighting.

Play Room / Home Office / Snug: 12' x 7'2" (3.66m x 2.18m) uPVC double glazed window to the rear aspect, with a matching uPVC double glazed door providing access to the Garden. Cupboard housing utility meters. Radiator. Wood-effect LVT flooring. A versatile room suitable as a Play Room, Home Office, or Snug. Coving to smooth plastered ceiling inset with recessed lighting.

Bay Fronted Living Room: 18' (5.49) (into bay reducing to 15'6" (4.72)) x 12'7" (3.84) A bright and welcoming room featuring a uPVC double glazed Georgian-style bay window to the front aspect. A decorative fireplace with timber surround forms an attractive focal point. Located behind the electric fire, currently in situ, is a chimney breast recessed niche, ideal for the installation of a log burner or stove, if desired. Radiator. Smooth plastered ceiling with coving and recessed lighting.



The First Floor accommodation comprises

Attractive spacious Landing: uPVC double glazed Georgian-style window to side aspect. Spindle balustrade with timber handrail. Radiator. Panelled door to airing cupboard, with additional panelled doors leading to all bedrooms and Bathroom. Smooth plastered ceiling with recessed lighting and access to loft space via pull-down ladder.



Bedroom One: 12'4" (3.76) (max) x 11'11" (3.63) (max) uPVC double glazed window to rear aspect. The Bedroom is fitted with a floor to ceiling five door wardrobe to one aspect. Radiator. Smooth plastered ceiling. Door to;



Ensuite Shower Room: Obscure uPVC double glazed Georgian-style window to side aspect. Tiling to all visible walls. The suite comprises a recessed shower enclosure with Mira Event power shower, vanity wash hand basin with mixer tap over and storage beneath and dual flush WC. Attractive part-tiled walls. Ladder-style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

Bedroom: 10' x 8'11" (3.05m x 2.72m) uPVC double glazed Georgian-style window to front aspect. Panelled door to built-in storage cupboard/wardrobe with hanging space and shelving. Radiator. Smooth plastered ceiling.

Bedroom: 12'3" (max) x 7'10" (3.73m (max) x 2.4m) uPVC double glazed Georgian-style window to rear aspect. Panelled door to built-in storage cupboard/wardrobe with hanging space and shelving. Radiator. Smooth plastered ceiling.

Bedroom: 10'2" x 9'10" (3.1m x 3m) uPVC double glazed Georgian-style window to front aspect. Panelled door to over stairs storage cupboard offering ample space. Radiator. Smooth plastered ceiling.



Family Bathroom: 7' x 6'3" (2.13m x 1.9m) Obscure uPVC double glazed Georgian style window to side aspect. The suite comprises panelled enclosed bath with twin hand grips and wall mounted electric 'Aqualisa' shower, vanity wash hand basin mixer tap over with storage cupboards under and dual flush WC. Shaver point. Tiling to all visible walls with border tile inlay. Ladder style heated towel rail. Tiled flooring. Smooth plastered ceiling.

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To the Outside of the Property

The south-facing rear garden can be accessed via the side passage, the kitchen, the dining room, and the playroom/home office. It features gated front access, a hardstanding area, and the remainder laid mainly to lawn with established shrubs and apple trees. A timber-framed shed (to remain) provides useful storage. There is also an exterior water tap.

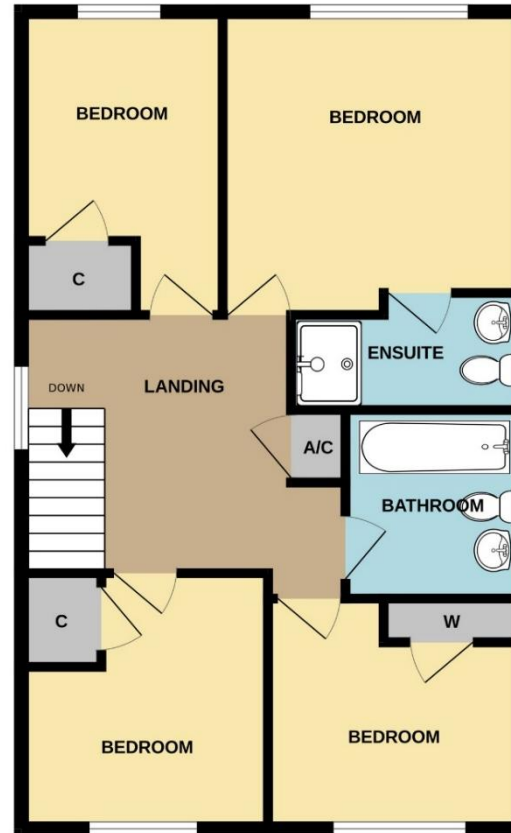
Council Tax Band C



GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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.

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

PRELIMINARY DETAILS - AWAITING VERIFICATION SHO250362

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