

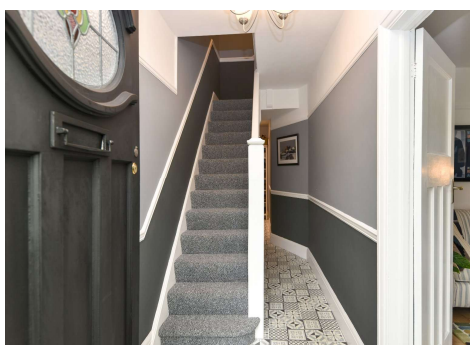
Est. 1995

# HUNT ROCHE

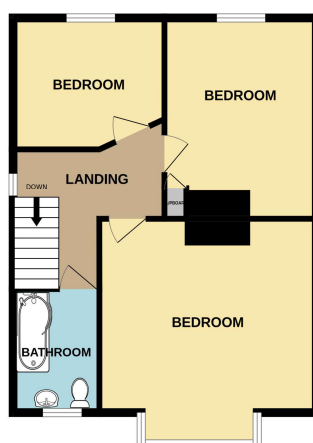
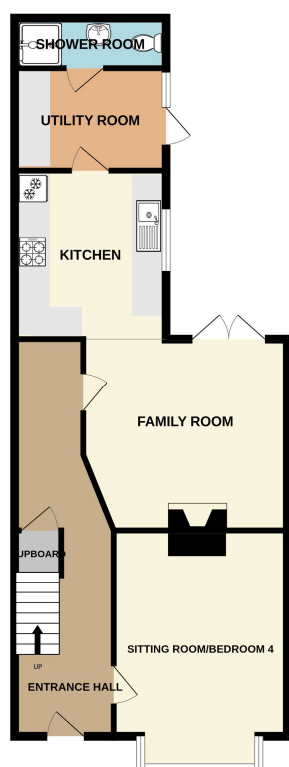
*The Estate Agent*



**Asking Price: OFFERS OVER £330,000**  
6 Trafalgar Road, Shoeburyness, Essex, SS3 9EJ



Having been completely refurbished since its ownership began in 2011, this superb home offers ample character, showcasing a wealth of original features and a stunning open fireplace in the Kitchen / Family Room. There is also a separate formal Sitting Room on the ground floor, which could easily be utilised as a fourth bedroom, as there is a convenient ground-floor Shower Room and a useful Utility Room. To the first floor, there are three spacious bedrooms along with a modern bathroom suite. This home oozes charm and character and has been presented to an exceptional standard while retaining its beautiful period features.



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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- Beautifully presented throughout with stylish décor this delightful character home offering Three / Four bedrooms, providing flexible accommodation to suit a variety of buyers' needs
- Fully refurbished and upgraded by the current owner since 2011, sympathetically retaining period charm and original features throughout
- Conveniently positioned near West Road and Ness Road, with their range of shops, amenities, and excellent transport links together with Shoburyness High School and local Primary Schools
- Elegant and inviting reception rooms, including a formal Sitting Room / or Bedroom Four and a stunning open-plan Kitchen / Family Room with open flue fireplace and a separate Utility Room
- Ground floor Guest WC / Shower Room and additional First Floor Family Bathroom
- Three generous first floor bedrooms, with both the principal and second bedrooms larger than average — extending over the ground-floor walkway below
- Retains character details such as picture rails, dado rails, panelled doors, and an attractive feature fireplace
- Landscaped rear garden with lawn, mature planting, and patio seating areas ideal for entertaining
- Covered side access to rear Garden
- An exceptional family home that blends period elegance with modern comfort





**Entrance via:** A canopied entrance porch provides shelter and charm, leading to an original-style hardwood panelled door inset with obscure glazed detailing and a matching leaded window above providing access to



**Reception Hallway:** 24'5" x 5'1" >3'2" (7.44m x 1.55m >0.97m)

A welcoming entrance hall featuring attractive patterned floor tiling and a carpeted staircase rising to the first floor with a spindle balustrade. Panelled door to understairs storage cupboard. Radiator. Original-style doors lead to both the formal Sitting Room and the Family Room. The hallway also includes a picture rail and dado rail, adding period charm, while the smooth plastered ceiling is inset with pendant lighting and additional recessed lighting to the rear.

**Family Room:** 12'7" x 12'2" (3.84m x 3.7m)

A stylish and comfortable Family Living space featuring a pair of uPVC double-glazed French doors opening to the rear garden, providing direct access to the wood store. The room is finished with laminate wood-effect flooring, a picture rail, and a radiator. The focal point of the room is an elegant open flue fireplace with a decorative surround and tiled hearth, creating a cosy and characterful setting that enhances the room's warm, homely feel. A feature arched alcove niche adds further charm and provides ideal shelving or display space. Smooth plastered ceiling. Open to;



**Kitchen: 11'4" x 9'10" (3.45m x 3m)**

uPVC double-glazed window to the side aspect. The Kitchen is fitted with an extensive range of eye and base level units with rolled-edge work surfaces, incorporating a stainless steel single drainer sink unit with mixer tap over and attractive splashback tiling.

The integrated appliances include a built-in electric oven with a four-ring 'Lamona' gas hob over, stainless steel splashback, and a matching wall-mounted extractor canopy. There is also an integrated undercounter dishwasher and an upright fridge/freezer. Laminate wood-effect flooring, radiator, and a smooth plastered ceiling inset with recessed spotlighting. Original-style panelled door leading to:

**Utility Room: 9'10" x 6'6" (3m x 1.98m)**

uPVC double-glazed door to the side providing access to the rear garden, with a further uPVC double-glazed window adjacent. The room is fitted with a range of eye and base level units to one wall with matching work surfaces with undercounter recess and plumbing for both a washing machine and tumble dryer. Finished with tiled flooring, a radiator, and a smooth plastered ceiling inset with recessed lighting. Original-style panelled door leading to:

**Ground Floor Guest WC / Shower Room: 9'10" x 2'11" (3m x 0.9m)**

The suite comprises a wall-mounted wash hand basin, dual-flush WC, and a shower enclosure fitted with a wall-mounted electric shower. The room also features a concealed wall-mounted 'Glo-worm' boiler and a chrome heated towel rail. Fully tiled walls and tiled flooring. Finished with a smooth plastered ceiling inset with recessed lighting.

**Sitting Room /Potential Ground Floor Bedroom:****14'8" (max) x 10'9" (4.47m (max) x 3.28m)**

A beautifully presented room featuring a large uPVC double-glazed bay window to the front aspect. The room is finished with laminate wood-effect flooring, a picture rail and radiator. A charming arched alcove niche provides an ideal display area. Smooth plastered ceiling

**The First Floor Accommodation comprises****Landing:**

Glazed window to the side aspect. Spindle balustrade with painted woodwork and fitted carpet. Picture rail and dado rail. Useful over-stairs storage cupboard. Original-style panelled doors lead to all bedrooms, with a matching part obscure-glazed door to the Bathroom. Smooth plastered ceiling.



**Main Bedroom: 14'7" (4.45) (into bay) x 13'11" (4.24)**

A spacious principal bedroom featuring a uPVC double-glazed bay window to the front aspect. This bedroom benefits from being larger than the corresponding ground-floor space, as it extends over the walkway beneath that leads to the garden. Picture rail, Radiator and a smooth plastered ceiling.



**Bedroom Two: 12'1" (max) x 9'10" (3.68m (max) x 3m)**

uPVC double-glazed window to the rear aspect providing a pleasant outlook over the garden. This generous second bedroom is larger than the corresponding ground-floor space, as it extends over the walkway beneath that provides access to the rear garden. Compact floor-to-ceiling wardrobe, picture rail, radiator, and a smooth plastered ceiling.

**Bedroom Three: 9'10" x 8'6" (3m x 2.6m)**

uPVC double glazed window to rear aspect. Picture rail Radiator. Smooth plastered ceiling.

**Family Bathroom: 6'9" x 5'7" (2.06m x 1.7m)**

Obscure uPVC double glazed window to front aspect. The room is fitted with a white three-piece suite comprising a panel-enclosed P-shaped bath with mixer tap and wall-mounted shower over with glazed screen, pedestal wash hand basin, and close-coupled WC. Tiling to all visible walls with contrasting mosaic border detailing and tiled flooring. Chrome heated towel rail. Smooth plastered ceiling inset with recessed lighting.



**Rear Garden:**

The beautifully landscaped rear garden is approached via the Family Room and the Utility Room which offers an ideal balance of lawn and patio, perfect for outdoor entertaining and relaxation. Commencing with a gravel pathway inset with stepping stones with a substantial timber storage shed. An attractive paved seating terrace leading to a well-maintained central lawn bordered by established planting and mature shrubs. To the rear is a further secluded patio area. The garden is enclosed by panel fencing with gated covered walkway access to the frontage.

**Frontage:**

Low-maintenance front garden enclosed by a low brick wall with wrought iron style gate. The frontage features slate chippings and neat planting, creating a clean and welcoming approach.

To the side, a gated access leads to a walkway providing convenient entry to the rear garden — an ideal feature for practicality and ease of maintenance.





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. 11/7/2025