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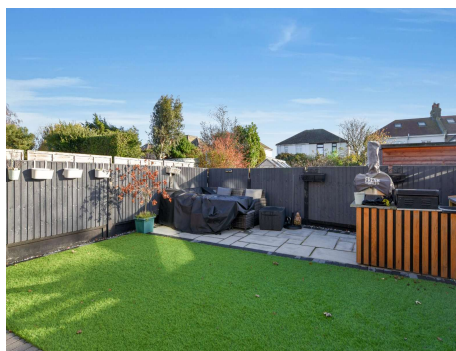
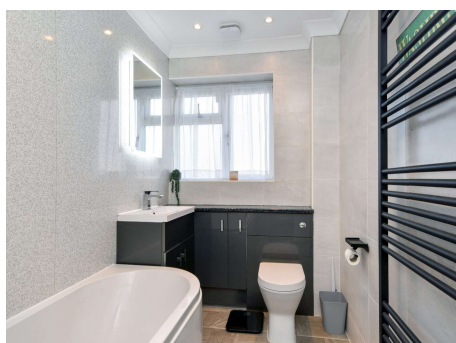
HUNT ROCHE

The Estate Agent

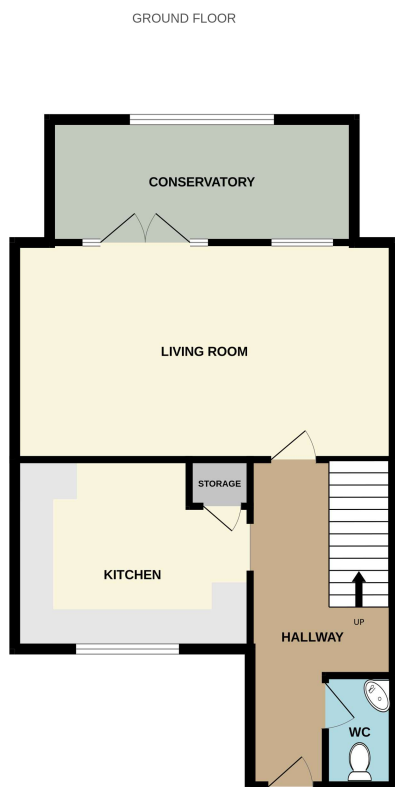


Asking Price: £380,000

45 Hogarth Drive, Shoeburyness, Essex, SS3 9TH



Sensationally upgraded throughout, this three-bedroom home is positioned within a walkway setting in a popular residential area, offering close proximity to the award-winning East Beach, local bus routes, and mainline railway access to London Fenchurch Street. The home boasts a range of modern refinements, including a high-end fitted kitchen, contemporary bathroom, ground-floor guest WC, and a unique enclosed glass veranda/garden room built as a stylish lean-to extension. There is also the advantage of a garage located within a nearby block.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Overview:

This beautifully presented THREE BEDROOM family home offers a superb blend of modern styling, high-quality fittings, and thoughtfully designed Living Spaces. Featuring a striking contemporary Kitchen, an impressive Living Room/Dining Room with an integrated media wall and feature fireplace, bespoke glass-fronted Veranda featuring full-height glazing to three aspects and a sleek glass roofline, creating a stunning all-weather outdoor living space. There are three good size Bedrooms including a Main Bedroom with west-facing uPVC double-glazed three-panel bi-fold Juliet doors, and a luxury modern Bathroom, this home provides exceptional comfort and versatility. Externally, the property boasts a meticulously landscaped low-maintenance Rear Garden and a private courtyard-style frontage. Finished throughout with modern décor, quality flooring, this property is ideal for families or first-time buyers seeking a high-specification home in a desirable residential location.



Entrance: Enclosed by a low-level picket fence, the frontage features high-specification Indian sandstone paving, external power sockets. Located to the side of the home there is a side pathway leading to a gated access into the rear garden. The area provides access to an attractive composite entrance door with an arched, double-glazed leaded inset, opening through to:

Entrance Hall: 16'11" x 6'8" (max) (5.16m x 2.03m (max))

Featuring a beautifully crafted oak staircase with glass balustrade, creating an elegant contemporary focal point with built in storage underneath. There is open access to the Kitchen and oak panelled doors leading to the Living Room and the Ground Floor Guest WC. The hallway is finished with laminate wood-effect flooring and a modern upright column radiator. Coving to textured ceiling.



Living Room/Diner: 19'3" x 11'11" (5.87m x 3.63m) Large uPVC double glazed French doors with matching side lights to rear aspect, fitted with bespoke plantation shutters, providing excellent natural light and opening directly onto the enclosed glass veranda. Additional uPVC double glazed window to side aspect, also with plantation shutters. This impressive reception room features a bespoke media wall incorporating a stunning contemporary feature fireplace with a wide panoramic viewing window and a glazed, sparkly crystal-effect fuel bed, creating a warm ambient glow. The media wall is enhanced by remote-controlled LED lighting, offering multiple colour options to suit various moods and settings. Recessed illuminated display niches and concealed storage complete this striking focal point. Spacious Dining area to one end with ample room for table and seating. Stylish décor with contrasting feature walls and attractive herringbone wood-effect flooring throughout. Pair of column radiators. Coving to smooth plastered ceiling.

Access from the Living Room to; The rear of the property opens onto a full-width contemporary glass-enclosed veranda, finished with a sleek anthracite grey aluminium frame, creating a superb all-weather extension of the space. This impressive structure features full-length sliding glass panels, allowing the veranda to be completely opened to the garden or fully enclosed for sheltered use—providing versatility throughout the seasons.



The glass panels glide effortlessly to reveal full-width access to the rear garden with glass roof design ensuring the area remains naturally bright while still offering excellent protection from the elements.

A truly flexible outdoor living zone that enhances both the lifestyle appeal and usability of the garden space.

Kitchen: 12'11" x 10'1" (3.94m x 3.07m)

Large uPVC double glazed window to front aspect fitted with bespoke blinds, allowing excellent natural light across this beautifully refitted contemporary space. The kitchen is finished with high-gloss handle-less units, complemented by contrasting worktops and warm LED under-worksurface cabinet lighting, creating a striking modern feel.

The cabinetry is fitted with an integrated dishwasher and a 'Candy' washing machine, together with a built-in eye-level 'CDA' double oven, matching five ring 'CDA' gas hob, and designer black glass extractor set against metro-style tiled splashbacks.



Concealed upright fridge/freezer. Additional features include a gold finish mixer tap, single drainer modern sink unit, generous worktop areas, and plentiful storage throughout. Laminate wood-effect flooring with a contemporary upright flat panelled column radiator. Panelled door to good size storage cupboard. Smooth plastered ceiling.

Ground Floor Cloakroom/Guest WC: 5'11" x 3'3" (1.8m x 1m)

High level obscure uPVC double glazed window to front aspect. The suite is fitted with a modern white concealed cistern dual-flush WC set within a contemporary oak-effect vanity housing, with matching oak-effect vanity unit with inset wash hand basin and chrome mixer tap. Full height neutral tiling to all visible walls. Ladder style heated towel rail. Tile-effect flooring. Smooth plastered ceiling.

Landing: 10'6" x 2'7" (3.2m x 0.79m)

Oak panelled door providing access to all first floor rooms. Further oak panelled door to airing cupboard, inset with linen shelving and housing the wall-mounted 'Ideal' boiler. Coving to textured ceiling.

Main Bedroom: 13'5" x 10'8" (max) (4.1m x 3.25m (max))

uPVC double glazed west-fronting three-door bifold to front aspect, opening onto a Juliet balcony. This expansive glazing provides excellent natural light throughout the afternoon and evening. Feature high gloss made to measure corner wardrobe offering hanging and shelving storage. Contemporary upright column radiator. Coving to textured ceiling.

Bedroom Two: 12'2" x 8'8" (3.7m x 2.64m)

Large uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling.

Bedroom Three: 8'8" x 7'5" (2.64m x 2.26m)

uPVC double glazed window to rear aspect. The spacious bedroom offering. Radiator. Coving to textured ceiling with access to loft space..

Modern Bathroom Suite:**10'10" (max) x 5'7" (3.3m (max) x 1.7m)**

Obscure uPVC double glazed window to front aspect. The beautifully refitted three-piece suite comprising a panelled enclosed bath with fitted glass shower screen and dual-head rainfall and handset shower over. Full-height sparkle-effect Aqua panel splashback to bath area, with contrasting large-format tiling to remaining walls. Vanity unit with inset wash hand basin and chrome mixer tap, set above storage cupboards extending across the front wall, together with a concealed cistern dual flush WC. Illuminated LED touch-control mirror above basin. Co-ordinated tiled flooring, contemporary matt black heated towel rail. Coving to smooth plastered ceiling with inset LED spotlights and extractor fan.

To the Outside of the Property:

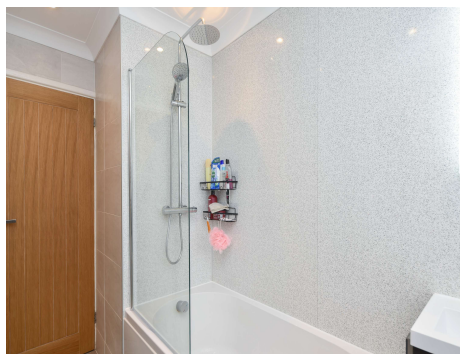
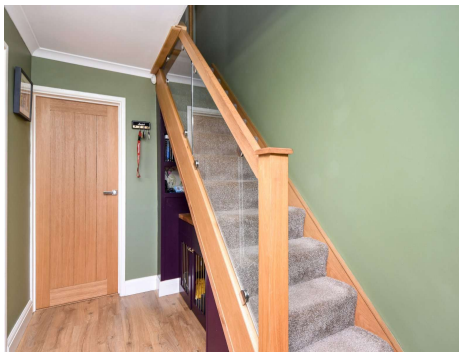
The property enjoys a beautifully arranged rear garden designed for low-maintenance living. Access from the covered veranda features sliding glass panels allowing flexible open or enclosed use. Beyond the veranda, the garden opens onto a neatly laid artificial lawn, providing a vibrant and practical outdoor space. To the rear is an additional seating terrace, laid with modern patio slabs.

A dedicated BBQ/outdoor cooking station with wooden cladding enhances the entertaining potential of the garden. (please note that the BBQ equipment will not be included within the sale). The boundary is enclosed by dark-painted fencing with mounted planters. Side access available via gate and external power points.

Garage:

The garage is located in the block behind number 56 Hogarth Drive.

Council Tax Band C**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. 11/25/2025