



Connaught Gardens, Shoeburyness £675,000

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

Overview;

This beautifully positioned home is within easy reach of the Thames Estuary, with Thorpe Bay Yacht Club and Tennis Club close by. Shoebury Common, with its charming beach hut-lined promenade and Blue Flag beachfront, is just a 10-minute stroll away.

The property has been professionally extended to the rear, creating a substantial character-filled detached family home. It offers generous living space, with additional planning consent secured for further extensions, providing even more potential.

The home is set back from the road, with a driveway offering off-road parking for three to four vehicles, leading to a bright and welcoming reception hallway.

The heart of the home is the spacious, integrated kitchen and family room, featuring bi-fold doors that open onto the beautifully landscaped rear garden. This space connects to a versatile home office (formerly the garage) and a utility/store room with a feature skylight — perfect for conversion into a multigenerational annex if desired. Additionally, there's a bay-fronted formal sitting room and a convenient ground floor guest WC.

Upstairs, you'll find four well-proportioned bedrooms. The two rear bedrooms open onto Juliet balconies with lovely views of the garden. The principal bedroom enjoys access to a luxurious four-piece en-suite bathroom, while an additional modern four-piece bathroom serves the rest of the floor.

The expansive rear garden is a true highlight, featuring a newly installed, fully insulated 10' x 8' summer house with power and lighting, alongside a decked patio seating area — perfect for outdoor entertaining or relaxing.

This exceptional home offers light, space, and flexibility, making it ideal for modern family living. Viewing is essential to fully appreciate all that this property has to offer!

The home is approached via a hardwood panelled door inset with obscure leaded picture window leading to;

Spacious Reception Hallway: Leaded picture obscure uPVC double glazed window to side aspect. Further obscure full height panelled window to front aspect with fan light opener. Pair of panelled doors to recessed cloaks cupboard. Turned staircase rising to first floor accommodation. Two radiators. Part glazed door to formal Sitting Room. Pair of part glazed doors provide access to the Kitchen/Family Room. Smooth plastered ceiling inset with recessed lighting. Further panelled door to;



Formal Sitting Room: 16'8" (5.08) (into bay) x 12'4" (3.76) uPVC double glazed bay window to front aspect with leaded fan light openers. Attractive original shaped obscure glazed leaded picture window to side aspect. Radiator. Feature marble surround fireplace inset with electric coal effect fire. Wall light points. Cornice to smooth plastered ceiling inset with recessed lighting.

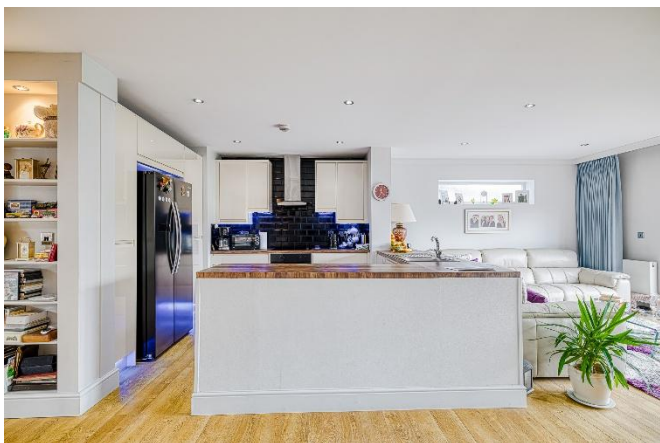
Ground Floor Guest Cloakroom / WC: 5'3" x 2'1" (1.6m x 0.64m) Obscure uPVC double glazed window to side aspect. The modern white suite comprises dual flush WC and corner suspended wash hand basin with mixer tap over. Tiling to all visible walls. Radiator. Smooth plastered ceiling inset with recessed lighting.



Open Plan Kitchen / Family Room / Diner: Overall measurement 26'1" (7.95) x 20'4" (6.2) (max) The room is approached a pair of part glazed doors from the Hallway and commences with a bank of fitted book shelves to either side inset with lighting. Radiator. High quality laminate wood effect flooring throughout. Radiator. Door providing access to 'Home Office/Play Room'. Coving to smooth plastered ceiling inset with recessed lighting.

Kitchen Area The Kitchen is fitted with a comprehensive range of high gloss eye and base level cabinetry with wood effect working surfaces over, inset with one-and-a-quarter stainless steel sink unit with single drainer and mixer tap over. The Kitchen offers a range of integrated appliances to include a 'Hoover' washing machine and dishwasher. Built in 'Bosch' electric oven with four ring electric hob over with stainless steel extractor canopy over. Recess housing for freestanding 'Hoover' American Style fridge / freezer (to remain). Splashback tiling. Undercounter and kickplate lighting.

Family Room / Dining Area Pair of high level obscure uPVC double glazed windows to either side. Bank of uPVC double glazed bi-fold doors opening onto the decked seating area of the rear Garden with pelmet inset with colour changing LEDs. Two radiators.



Home Office (former Garage): 14'7" x 7'6" (4.45m x 2.29m) uPVC double glazed bay window to front aspect. Laminate wood effect flooring. Panelled door to electricity cupboard. Smooth plastered ceiling. Pair of uPVC double glazed doors to;

Utility Room / Store: 12'7" x 7'1" (3.84m x 2.16m) uPVC double glazed door to rear Garden with fanlight opener over. Laminate wood effect flooring. Feature newly installed skylight window inset with smooth plastered ceiling inset with recess lighting.





The First Floor Accommodation comprises;

Landing: Large feature original obscure glazed leaded picture window to side aspect with secondary glazing. Panelled doors to all first floor rooms. Radiator. Picture rail. Cornice to smooth plastered ceiling with access to loft space.

Principle Bedroom: 11'10" (3.6) x 10'7" (3.23) (excluding wardrobe)

Pair of uPVC double glazed doors with fanlight openers, opening to Juliet style balcony. The bedroom is fitted with a range of floor to ceiling mirror fronted slide'a'robe wardrobe to one aspect. Radiator. Wall light points. Smooth plastered ceiling inset with recessed lighting. Pair of panelled doors open to;

Jack & Jill style Ensuite Bathroom: 9'10" x 9'7" (3m x 2.92m)

Panelled door providing access to Landing. High level obscure uPVC double glazed window to side aspect. The modern four piece suite comprises dual flush WC, independent tiled shower cubicle with integrates shower unit, tiled enclosed bath with central taps and vanity wash hand basin inset with large marble worksurfaces area with storage recess under. Wall mounted mirror and lighting. Tiling to all visible walls. Radiator. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 16'8" (5.08) x 9'11" (3.02) (excluding wardrobes)

uPVC double glazed bay window to front aspect with leaded fan light openers with curved radiator under. The bedroom is fitted with a range of floor to ceiling mirror fronted slide'a'robe wardrobe with pelmet lighting over, to one aspect. Smooth plastered ceiling inset with recessed lighting.

Dual aspect Bedroom Three: 13' x 8' (3.96m x 2.44m)

uPVC double glazed oriel style bay window to front aspect with further uPVC double glazed window to side aspect. Radiator. Smooth plastered ceiling inset with recessed lighting

Bedroom Four: 12' x 7' (3.66m x 2.13m)

Pair of uPVC double glazed doors with fanlight openers, opening to Juliet style balcony. Radiator. Smooth plastered ceiling inset with recessed lighting.





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Family Bathroom: 9'10" (3) (reducing to 6'7" (2)) x 7'5" (2.26)

The modern white four piece suite comprises dual flush WC, independent double width tiled shower enclosure with integrated shower unit, tiled enclosed bath with central taps and vanity wash hand basin with mixer taps over and storage cupboards under. Recessed area inset with mirror. Tiling to all visible walls inset with additional vanity mirror over the wash hand basin. Over mirror lighting. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.



To the Outside of the Property:





Rear Garden

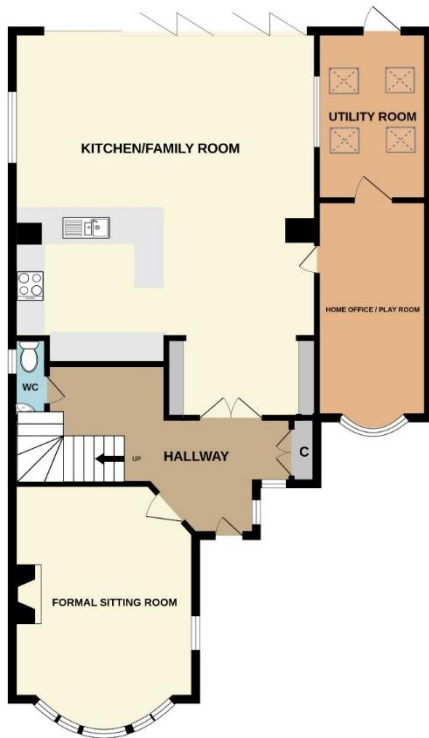
The beautiful and generously sized established rear garden is approached via the Family Room and begins with an expansive decked patio seating area, ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn and complemented by exquisitely landscaped and sculpted flowerbed borders, providing year-round interest, colour, and texture. Fencing to the boundaries with gated side access for added convenience. Further benefits include an exterior water tap and a charming timber summerhouse located at the rear of the garden

Summer House: 10' x 8' (3.05m x 2.44m)

A delightful addition to the garden, approached via a pair of part-glazed doors with almost full-height side panels, creating a bright and inviting space. The Summer House is fully insulated and benefits from a power supply, making it ideal for use as a relaxing garden room, studio, or home office.

A further door leads to a separate storage shed area, providing excellent additional storage options. A decked patio seating area sits to the side, offering an attractive spot to enjoy the surrounding garden.





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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Council Tax Band E

Preliminary Details – Awaiting Verification

SHO250245

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. 12/1/2025

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