

Est. 1995

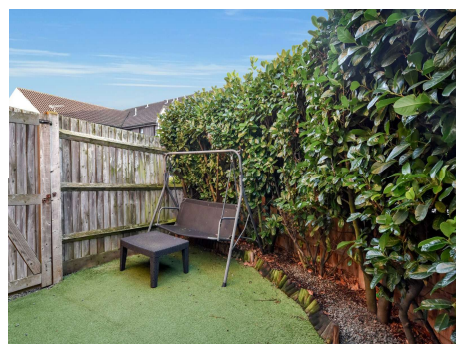
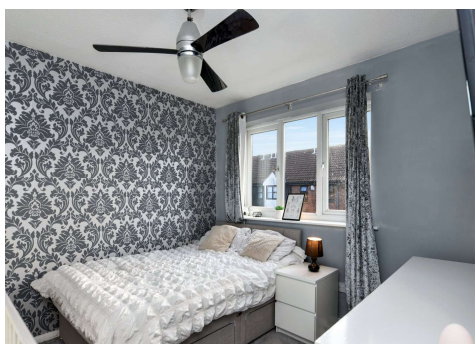
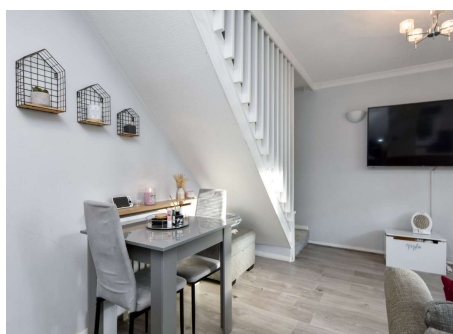
HUNT ROCHE

The Estate Agent

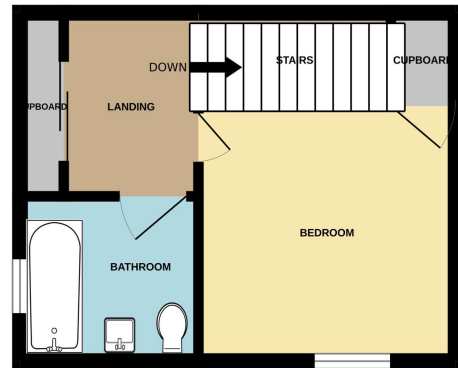
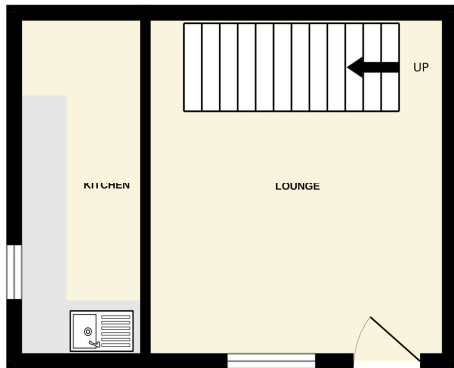


Asking Price: £207,000

59 The Drakes, Shoeburyness, Essex, SS3 9NY



An ideal first-time purchase, this FREEHOLD ONE BEDROOM HOUSE offers a comfortable living space with a small side garden and a semi open-plan Living and Kitchen area. The property benefits from TWO ALLOCATED PARKING spaces and is conveniently located close to local shops, parkland and bus routes. Shoeburyness railway station is just 0.7 miles away, providing direct links into London Fenchurch Street. The property also offers No Onward Chain.



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.
Made with Metropix 02/2025

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

- FREEHOLD ONE-BEDROOM HOUSE - ideal for first-time buyers
- Two allocated off-road parking spaces located adjacent to the property
- Living Room with semi open-plan Kitchen
- Fitted kitchen with integrated oven and hob
- White three-piece bathroom suite with shower over bath
- Double bedroom with over-stairs storage/wardrobe
- Loft space providing additional storage
- uPVC double glazing throughout
- Secluded side garden/seating area with gated access
- South-facing front aspect allowing excellent natural light
- Conveniently located close to shopping facilities, Shoebury Park, and local bus routes
- Approximately 0.7 miles to Shoeburyness railway station with direct links to London Fenchurch Street
- Viewing advised



Entrance via: Canopied entrance via a panelled-effect composite door, featuring an inset obscure double-glazed shaped window, leading into;

Living Room Area: 13' x 12' (3.96m x 3.66m) uPVC double glazed window to the south-facing front elevation, flooding the room with natural light. Contemporary wood-effect laminate flooring. Attractive mid-level feature arch opening into the Kitchen area. Stairs rising to the first-floor accommodation. Wall mounted storage heater. Wall light points. Coving to textured ceiling. The living area flows seamlessly into the;

Kitchen Area: 13' x 4'11" (3.96m x 1.5m) uPVC double glazed window to the side elevation. The kitchen is fitted with a range of eye and base level units with rolled-edge work surfaces, incorporating a single drainer sink unit with mixer tap over. Coordinating splashback tiling. Under-counter appliance spaces. Built-in 'Bush' electric oven with four-ring electric hob over. Tiled-effect flooring. Coving to textured ceiling.

The First Floor Accommodation comprises

Landing: Sliding door to good size cupboard space. Doors off to Bedroom and Bathroom. Textured ceiling with access to loft space.

Bedroom: 10'11" (3.33) x 10'1" (3.07) (reducing to 9'9" (2.97)) uPVC double glazed window to the south-facing front elevation, providing excellent natural light. Panelled door opening to an over-stairs storage cupboard/wardrobe. Textured ceiling.

Bathroom: 6'8" x 6'6" (2.03m x 1.98m) Obscure uPVC double glazed window to the side elevation. The bathroom is fitted with a white three-piece suite comprising a panel-enclosed bath with wall-mounted electric 'Triton' shower over, low-level WC, and pedestal wash hand basin. Wall mounted 'Dimplex' heater. Complementary wall tiling. Textured ceiling.

To the Outside of the Property:

The secluded side garden is accessed via a gated entrance positioned adjacent to the front door of the property. Enclosed by high, established shrubbery, the space offers a compact, private and low-maintenance outdoor area, laid predominantly to artificial lawn.

The property further benefits from two allocated parking spaces situated adjacent to the house, located beneath an archway to the right-hand side of the property.

Council Tax Band A

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. 1/12/2026