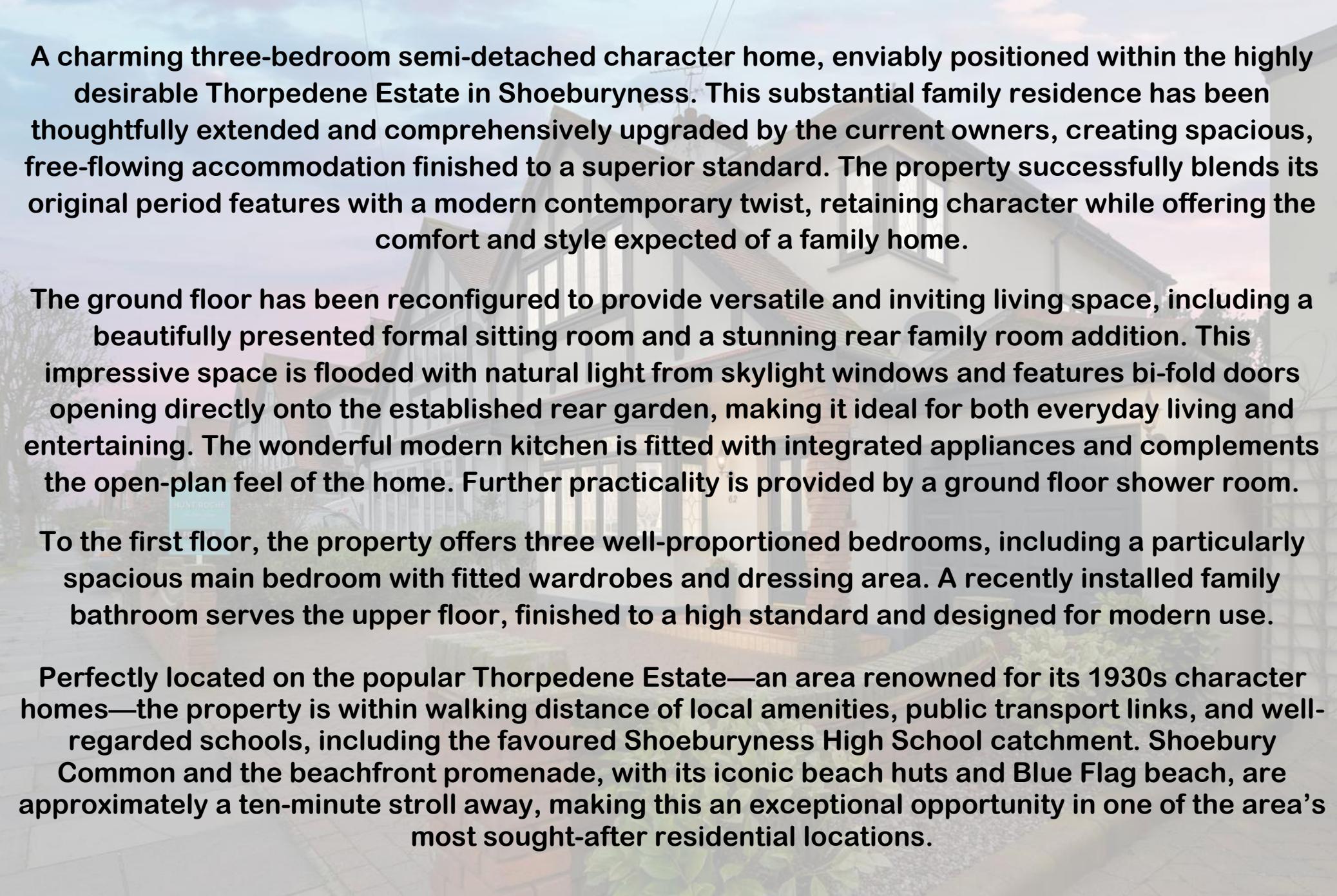




**St Andrews Road, Shoeburyness OIEO £600,000**



A charming three-bedroom semi-detached character home, enviably positioned within the highly desirable Thorpedene Estate in Shoeburyness. This substantial family residence has been thoughtfully extended and comprehensively upgraded by the current owners, creating spacious, free-flowing accommodation finished to a superior standard. The property successfully blends its original period features with a modern contemporary twist, retaining character while offering the comfort and style expected of a family home.

The ground floor has been reconfigured to provide versatile and inviting living space, including a beautifully presented formal sitting room and a stunning rear family room addition. This impressive space is flooded with natural light from skylight windows and features bi-fold doors opening directly onto the established rear garden, making it ideal for both everyday living and entertaining. The wonderful modern kitchen is fitted with integrated appliances and complements the open-plan feel of the home. Further practicality is provided by a ground floor shower room.

To the first floor, the property offers three well-proportioned bedrooms, including a particularly spacious main bedroom with fitted wardrobes and dressing area. A recently installed family bathroom serves the upper floor, finished to a high standard and designed for modern use.

Perfectly located on the popular Thorpedene Estate—an area renowned for its 1930s character homes—the property is within walking distance of local amenities, public transport links, and well-regarded schools, including the favoured Shoeburyness High School catchment. Shoebury Common and the beachfront promenade, with its iconic beach huts and Blue Flag beach, are approximately a ten-minute stroll away, making this an exceptional opportunity in one of the area's most sought-after residential locations.

**Entrance via:** A recessed storm porch featuring an attractive twisted brick pillar, complemented by external lighting and a contemporary composite entrance door with obscure double-glazed leaded insert, opening into the property.



**Reception Hallway:** 14'3" (4.34) x 5'10" (1.78) > 8'4" (2.54) (max) An inviting and well-proportioned hallway with staircase rising to the first-floor accommodation with painted spindle balustrade. Panelled doors lead to the Formal Sitting Room and the impressive Kitchen/Family Room. Feature wood-effect Amtico flooring, dado rail, radiator, thermostat control panel and coving to textured ceiling. Natural light is drawn in via the leaded front door and side window, creating a warm and welcoming introduction to this beautifully presented home.



**Formal Living Room:** 15'4" (4.67) (into bay) x 15'4" (4.67) (max) Attractive uPVC double-glazed leaded bay window to the south fronting aspect, allowing an abundance of natural light to flood the room. The focal point is a beautiful feature fireplace with ornate surround, inset with a coal-effect living flame gas fire. Further enhancements include a dado rail, wall light points, radiator, and coving to the textured ceiling, all combining to create a warm and inviting formal reception space.

**Impressive Kitchen/Diner/Family Room: Overall measurement 21' (6.4) x 21' (6.4) (max)** This exceptional open-plan Kitchen / Dining / Family Room forms the Heart of the Home, offering a superb sense of space and natural Light. A set of three-panel uPVC double glazed bi-fold doors provide direct access to the Rear Garden, creating a seamless connection between Indoor and Outdoor Living. Further uPVC double glazed Windows to the Kitchen overlook the Garden, complemented by a pair of sizeable 'Velux' style double glazed Skylights. The room is finished with feature wood effect 'Amtico' flooring, radiator and smooth plastered ceiling inset with recessed lighting, combining Style & Comfort.



### **The Kitchen Area comprises**

The Kitchen is fitted with a high specification range of eye and base level units with square edge working surfaces over, inset with a stainless steel one-and-a-quarter sink unit with mixer tap over. Built in eye level 'Lamona' double oven with split level 'Lamona' four ring induction hob. Integrated microwave with over head and under counter cupboards with kick plate floor level heater. Integrated under counter dishwasher. Concealed under unit lighting. Panelled door to understairs storage cupboard. Further panelled door to;



**Inner Lobby: 8'8" x 3'8" (max) (2.64m x 1.12m (max))**

*Practical inner lobby area linking the main living accommodation with the Garden and Garage, ideal for everyday family use.*

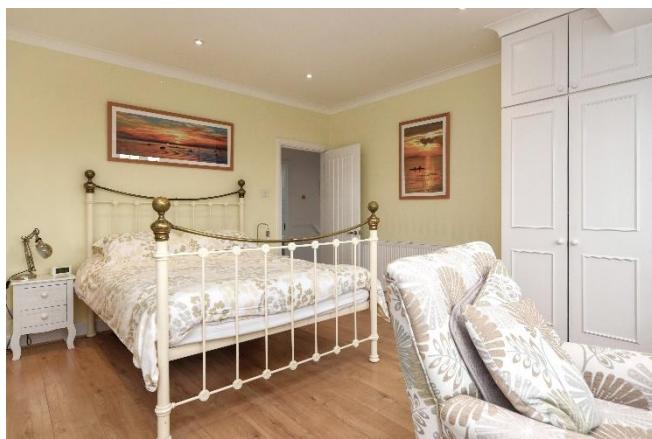
uPVC double glazed door inset with cat-flap providing access to the Garden. Feature wood effect 'Amtico' flooring. Panelled door to Ground Floor Guest WC / Shower Room. Further panelled door to the Garage. Radiator. Smooth plastered ceiling inset with recessed lighting.

**Ground Floor Shower Room/Guest WC: 8'8" x 4'5" (2.64m x 1.35m)** Obscure uPVC double glazed window to rear aspect. The white three piece suite comprises a double width shower enclosure with full height curved shower screen and integrated shower unit with drencher shower head over, pedestal wash hand basin and low level dual flush WC. Tiling to all visible walls. Tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.



**The First Floor Accommodation comprises**

**Landing:** Approached via turned staircase with obscure uPVC double glazed leaded window to side aspect. Spindle balustrade. Panelled doors to all First Floor rooms. Radiator. Dado rail. Coving to textured ceiling with access to loft space.





**Main Bedroom:** 15'3" (4.65) x 12'10" (3.9) (excluding wardrobes)  
*An impressive and exceptionally spacious Main Bedroom Suite, thoughtfully designed to maximise storage and full-width vanity dressing station.*

Attractive uPVC double glazed leaded window to south facing aspect. Laminate wood effect flooring. The generous size Bedroom has been extensively fitted with a range of floor to ceiling wardrobes together with a large dressing table seating area, incorporating drawer stacks and cupboards with shelving units to the corners. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.

**Bedroom Two:** 11'5" x 11'2" (3.48m x 3.4m) uPVC double glazed window to rear aspect. Laminate wood effect flooring. The good size bedroom has been fitted with a mirror fronted 'slide-a-robe' wardrobe providing excellent hanging and shelving space. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.

**Bedroom Three:** 11'5" (3.48) >7'9" (2.36) x 6'10" (2.08) (max) Feature 'corner' uPVC double glazed leaded window to front and side aspects providing excellent natural light. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.





**Family Bathroom:** 8'5" x 5'10" (2.57m x 1.78m) Obscure uPVC double glazed window to rear aspect. The recently installed white three piece suite comprises a panelled enclosed bath with mixer tap and integrated shower unit with both hand held attachment and fixed shower head over, complemented by a fitted shower screen. Vanity wash hand basin with mixer tap over and storage cupboards beneath. Low level dual flush wc. Tiling to all visible walls with matching floor tiling. Attractive traditional style column radiator incorporating a heated towel rail. Wall mounted mirror fronted cabinet. Smooth plastered ceiling inset with recessed lighting.

#### To the Outside of the Property:

The rear Garden is generous in size and is approached via the Kitchen/ Family Room and the inner Lobby. The Garden commences with a good size patio seating area with external power sockets, water tap and exterior lighting. The remainder of the garden is mainly laid to lawn with established shrubs and trees to the borders, with fenced boundaries. To the rear of the Garden there is a timber framed shed (to remain) with low level fencing to the rear boundary overlooking the open allotments.





**Frontage:** The property presents an attractive and distinctive frontage, showcasing classic Tudor-style elevations, set behind a low brick boundary wall, the home benefits from a generous block-paved driveway providing ample off-street parking, together with an attached garage for secure storage or additional parking.

**Garage:** Up and over door to front. Boarded ceiling with loft hatch providing access to eaves storage space. Wall mounted 'Worcester' boiler (the seller has advised this was fitted approximately 3 years ago). Power and lighting.

Council Tax Band D  
PRELIMINARY DETAILS - AWAITING CLARIFICATION



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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