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The Estate Agent



Asking Price: £315,000
63 Richmond Avenue, Shoeburyness, Essex, SS3 9LE



Offering deceptively spacious accommodation, this EXTENDED TWO DOUBLE BEDROOM home features two well-proportioned bedrooms, with Bedroom Two benefiting from its own adjoining bathroom, while the principal bedroom enjoys an en-suite shower facilities. The versatile layout further comprises a comfortable Living Room, separate Dining Room, attractive fitted Kitchen, and a lobby area providing access to a ground floor guest WC. Externally, the property enjoys a good-sized rear garden. The home is conveniently located within easy reach of Shoeburyness High School, local shops, and excellent transport links.



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or any inaccuracy. This plan is for illustrative purposes only and should not be used as a scale drawing. Any prospective purchaser, tenant or other third party should make their own measurements and an appointment made to view the property in person to assess its suitability or efficiency can be given.

- Ideally positioned close to Shoeburyness High School, local shops, and excellent transport links—well suited to families and commuters.
- Living Space: Extended and well laid out to provide flexible, practical accommodation.
- Bay Fronted Living Room with a separate Dining Room
- Attractive fitted Kitchen
- Lobby area with access to a guest WC and access to Garden
- Two generously sized double bedrooms.
- Principal bedroom with en-suite shower room
- Second bedroom with adjoining bathroom
- Good-sized rear garden, ideal for both relaxation and entertaining.

Entrance via: uPVC double glazed door inset with obscure double glazed insert to;

Entrance Lobby: Obscure multi-pane glazed doors providing access to both the Living Room and Dining Room. High-level storage cupboard housing the utility meters. Staircase rising to the first-floor accommodation (please note that, in keeping with the cottage-style nature of the home, the stairs are steep). Smooth plastered ceiling.

Living Room: uPVC double glazed bay window to the front elevation, complemented by an additional front-facing window, providing excellent natural light. The focal point of the room is a feature brick fireplace with mantle over and recessed niche inset with stove style electric fire (to remain). Two radiators. Wall light points. Textured ceiling.

Dining Room: **12'4" x 11'3" (3.76m x 3.43m)** High-level uPVC double glazed window to the side elevation, with a further uPVC double glazed window to the rear overlooking the lobby area. Door providing access to the under-stairs storage cupboard. Wall light points. Radiator. Textured ceiling. Multi-pane obscure glazed door leading to;

Kitchen: **13'9" x 7'6" (4.2m x 2.29m)** uPVC double glazed window to the side elevation overlooking the lobby area, with a further uPVC double glazed window to the rear overlooking the garden. The Kitchen is fitted with a comprehensive range of eye and base level units with rolled-edge work surfaces inset with porcelain single drainer sink unit with mixer tap over. Built-in double 'Belling' oven with four ring 'John Lewis' electric hob and concealed extractor over. Attractive splashback tiling. Integrated upright fridge/freezer. Attractive glass fronted display wall mounted display cabinets. Tiled effect flooring. Coving to smooth plastered ceiling. Further multi pane obscure glazed door to

Lobby: **9' x 3'2" (2.74m x 0.97m)** uPVC double glazed window to the side aspect with matching doors inset with obscure double glazed inserts, providing sideway access to the front and the rear of the home. Radiator. Tiled effect flooring. Textured ceiling. Door to;

Ground Floor Guest WC: **4'8" x 3'2" (1.42m x 0.97m)** Obscure uPVC double glazed window to rear aspect. The two piece suite comprises mid level flush wc and suspended wash hand basin. Textured ceiling.

The First Floor comprises:

Lobby area with access via panelled doors to the two Bedrooms.

Front Bedroom: **12'4" (max) x 11' (3.76m (max) x 3.35m)** uPVC double glazed window to front aspect. Radiator. Range of freestanding wardrobes (to remain). Dado rail. Coving to smooth plastered ceiling with access to loft space. Door to;

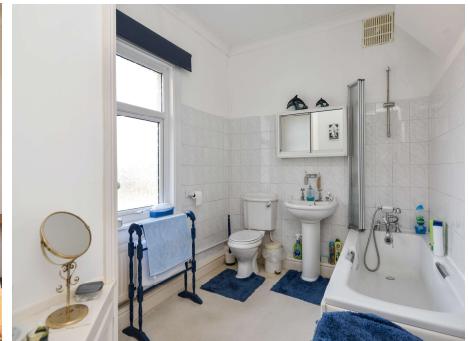
Ensuite: **5'2" x 4'9" (max) (1.57m x 1.45m (max))** Fitted with a white suite comprising a low-level dual flush WC and suspended wall mounted wash hand basin and tiled shower cubicle with integrated shower unit. Smooth plastered ceiling with inset recessed spot lighting and extractor fan.

Bedroom Two: **12'4" x 11'2" (max) (3.76m x 3.4m (max))** uPVC double glazed window to rear aspect. Radiator. Range of floor to ceiling fitted wardrobes with overhead storage. Coving to smooth plastered ceiling. Door to;

Ensuite Bathroom: **10'2" x 7'6" (3.1m x 2.29m)** Obscure uPVC double glazed window to the side aspect. The generous bathroom is fitted with a white three-piece suite comprising a panelled enclosed bath with twin handgrips, mixer tap with shower attachment and glass shower screen, low-level flush WC, and pedestal wash hand basin. Door to airing cupboard housing the wall-mounted 'Worcester' boiler with ample linen shelving. Further built-in low-level storage unit with cupboards beneath. Radiator. Textured ceiling.

To the Outside of the Property: The rear garden is accessed via the lobby area and benefits from gated side access to the front of the property. It opens with a hardstanding patio seating area, complete with external lighting and an outside water tap. An attractive, established pergola leads through to the remainder of the garden, which is predominantly laid to lawn and bordered by shrubs and fencing to the boundaries. To the rear of the garden sits a timber-framed summer house.





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