

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £375,000

17 West Road, Shoeburyness, Essex, SS3 9DR



This attractive THREE BEDROOM period style home provides spacious living throughout, featuring a generous lounge and dining area, a separate breakfast room, and a kitchen that retains a number of charming original details such as wrought iron fireplaces, picture rails, and decorative ceiling cornices. Outside, the property benefits from a west-facing garden and recently upgraded frontage, providing potential off-road parking (subject to planning approval). Ideally situated, the home is within easy reach of local shops and schools. Viewing is highly recommended to fully appreciate the scale and space this property has to offer.



TOTAL FLOOR AREA: 1054 sq.ft. (98.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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, fixtures and appliances shown here are for their location and no guarantee is made as to their operability or efficiency can be given.

- *Exceptionally spacious family home with west-facing garden*
- *Reconfigured to provide three bedrooms*
- *Generous open plan living / dining room with a stunning feature fireplace forming the focal point*
- *Separate breakfast room with wooden flooring and original decorative wrought iron fireplace surround*
- *Dual aspect kitchen providing excellent natural light*
- *Impressive dual aspect four-piece bathroom suite featuring a freestanding bath*
- *Good size west-facing rear garden with patio seating area*
- *Attractive hardstanding frontage installed in 2025*
- *External remedial works completed and property repainted in 2023*
- *Property has been rewired during the current owner's occupancy*
- *Conveniently located close to shopping facilities, bus routes, and both primary and senior schools*
- *Viewing highly recommended to fully appreciate the size and space of the accommodation on offer*



Entrance via: Part canopied entrance to an uPVC double glazed door inset with a pair of double glazed obscure leaded inserts.

Entrance Hallway: 24'6" (7.47) x 3'4" (1.02) (increasing to 5'4" (1.63)) Stairs lead to the first-floor accommodation, featuring a spindle balustrade and a useful storage space beneath. The area is finished with laminate wood-effect flooring, a dado rail, picture rail, and decorative ceiling cornice. Additional features include a thermostat control panel and two radiators. There is open access through to the Breakfast Room, along with a further partially obscure glazed door leading to;

Open Plan Living Room / Dining Room: Overall 26'9" (8.15) x 11'11" (3.63) (max)

Living Room Area: 14'6" x 12'1" (max) (4.42m x 3.68m (max)) A uPVC double glazed bay window overlooks the front aspect, filling the room with natural light. The space is finished with laminate wood-effect flooring throughout and is served by two radiators. A standout feature of the room is the impressive fireplace, boasting an ornate and highly detailed surround with mantel above, forming a strong focal point. Decorative ceiling cornice with inset ceiling moulding and picture rail adds to the period charm, enhanced further by the generous ceiling height and character features. An attractive, ornate double-width archway creates a stylish yet open flow through to;

Dining Section: 12'6" x 9'1" (3.8m x 2.77m) Obscure uPVC double glazed door to the rear aspect providing access out to the rear garden. Laminate wood-effect flooring continues through. Radiator. Exposed brick chimney breast/fireplace recess adds character and a feature focal point to the room. Decorative ceiling cornice with inset ceiling moulding enhances the character of the room, complementing the high ceilings and picture rail.

Breakfast Room: 10'11" (3.33) x 9'1" (2.77) (to fireplace) uPVC double glazed window to the side aspect. Original wood flooring. Radiator. The room features an original wrought iron decorative fireplace, creating an attractive period focal point, with tiled heart and pair of built-in floor-to-ceiling storage cupboards set within the alcoves to either side, offering useful storage space. Textured ceiling. Open access through to;

Dual Aspect Kitchen: 10'9" x 9'2" (3.28m x 2.8m) uPVC double glazed window to the rear aspect overlooking the rear garden with a further uPVC double glazed window to the side, along with a matching obscure uPVC double glazed door providing additional access out to the rear garden.

The kitchen is fitted with a range of eye and base level units with rolled-edge wood effect work surfaces over, incorporating a one and a quarter bowl single drainer sink unit with mixer tap. Freestanding 'Indesit' oven with four-ring electric hob and wall-mounted extractor above. There is under-counter space and plumbing for a washing machine and dishwasher, along with a recess suitable for an upright fridge/freezer. The room also benefits from a wall-mounted boiler. Additional features include tiled splashbacks, ceramic tiled flooring, and a textured ceiling.

The First Floor Accommodation comprises

Landing: Split-level landing with fitted carpet. Spindle balustrade overlooking the stairwell. Panelled doors provide access to all rooms, with a further panelled door leading to cupboard with linen shelving. Picture rail. Dado rail. Access to loft space.

Bedroom One: 12'2" x 10'1" (max) (3.7m x 3.07m (max)) uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling inset with ceiling moulding.

Bedroom Two: 8'7" x 8'4" (2.62m x 2.54m) uPVC double glazed window to rear aspect. Radiator. Picture rail. Papered ceiling.

Bedroom Three: 12'3" (3.73) (max) x 10'1" (3.07) (reducing to 7'1" (2.16)) uPVC double glazed window to rear aspect. Radiator. Picture rail. Papered ceiling.

Dual Aspect Bathroom Suite: 10'11" x 10'1" (max) (3.33m x 3.07m (max))

Obscure uPVC double glazed window to the rear aspect, with a further uPVC double glazed window to the side aspect. The four-piece bathroom suite comprises a striking freestanding bath forming the focal point of the room, complete with mixer taps and handheld shower attachment. There is a low-level flush WC, and a contemporary double width vanity wash hand basin set within a modern unit with large storage drawers beneath, fitted with twin taps. An independent tiled shower cubicle is fitted with an integrated shower unit, featuring a drencher-style shower head and additional handheld shower attachment. Further features include partially tiled walls, radiator, and a chimney recess niche. Smooth plastered ceiling inset with recessed spot lighting.

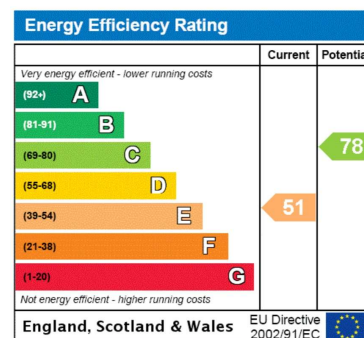
To the Outside of the Property:

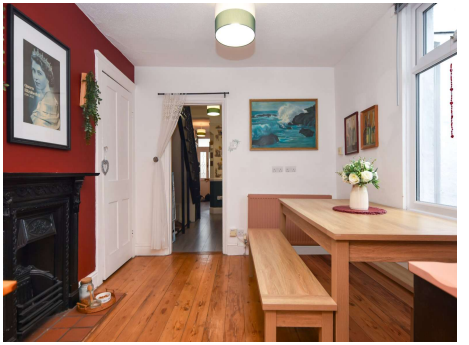
The WEST FACING rear garden is accessed via both the kitchen and dining area and begins with a patio seating area. The garden has been recently landscaped and features a central lawned area (currently prepared with fresh topsoil and newly seeded in readiness for the spring growing season). There is gated side access, a shed to remain, and fencing to the boundaries.

To the front, the property has recently been improved with a block paved hardstanding area, offering potential for off-road parking, subject to the necessary planning consent.

Council Tax Band B

PRELIMINARY DETAILS - AWAITING VERIFICATION







Agents Note: Garden images have been digitally enhanced to illustrate how the lawn may appear once fully established and green.

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. 2/5/2026

