



*A stunning Goldsworthy Home  
Caulfield Road, Shoeburyness Freehold - £600,000*

# Overview

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This distinctive detached family home reflects the charm and craftsmanship associated with its heritage era of construction, offering a property rich in original period features whilst having been sympathetically upgraded to suit modern family living. Thoughtful improvements have been made to complement the home's original style, and the property has also undergone a full rewire with replacement fuse board during the current owners' tenure, providing additional peace of mind.

These improvements carefully balance period influence with contemporary practicality, creating a home that feels both welcoming and highly functional for modern day lifestyles.

The property occupies a generous plot within a highly regarded coastal location, providing excellent external space alongside well-proportioned internal accommodation. The layout lends itself perfectly to family life, home working and entertaining, with flexible reception space and strong connectivity to the south-facing garden. The extensive outbuilding accommodation further enhances the property's versatility, offering potential for a wide range of uses including home office space, studio, leisure space or workshop facilities, subject to individual requirements.

From a lifestyle perspective, the location offers the benefit of coastal living combined with strong everyday convenience. The seafront and surrounding open green spaces are within easy reach, providing excellent opportunities for walking, recreation and family activities, whilst local amenities, schools and transport links remain easily accessible. Shoeburyness Train Station provides direct rail access into London Fenchurch Street, making the property particularly well suited to commuters seeking a balance between coastal living and city connectivity.

Overall, the property is likely to appeal to buyers seeking a home with genuine period presence, generous plot size and versatile additional space, particularly those looking for a long-term family home within a well-established residential setting close to the coastline.



**Entrance via:** Split 'stable door' inset with glazed inserts to

**Entrance Porch:** 6'10" x 3'8" (2.08m x 1.12m) Obscure glazed windows to the front aspect. Tiled flooring. A characterful solid timber entrance door with leaded light window to the side aspect, of traditional ledged and braced construction, showcasing period-style iron strap hinges and heritage style latch furniture, provides access to the main entrance hall.



**Reception Hallway:** 14'6" x 5'9" >12'2" (4.42m x 1.75m >3.7m) Picture rails with period-inspired wallpaper. Ceramic tiled flooring. Door to understairs storage cupboard. Attractive turned staircase rising to the first floor accommodation, featuring a spindle balustrade and a mid-level uPVC double glazed window to the front aspect, fitted with made-to-measure wood-effect plantation shutter blinds. Panelled doors lead to the Dining Room and Living Room. Further door to Ground Floor WC. Traditional column style radiator. Smooth plastered ceiling.







**Dual aspect Living Room: 18'7" (5.66) x 13'10" (4.22) (into fireplace recess)** A uPVC double glazed window to the front aspect is fitted with made-to-measure blinds and is framed by bespoke fitted cabinetry, incorporating a feature window seat with integrated storage, display shelving and inset feature lighting, creating an attractive and practical focal point to the room.

The main media and fireplace wall is beautifully arranged with bespoke fitted cabinetry, recessed storage cupboards and display shelving positioned either side of a feature recessed fireplace. The fireplace is finished with decorative tiled hearth and surround, housing a dual fuel burner and complemented by a period-inspired mantel surround. An additional pair of uPVC double glazed windows are positioned either side of the chimney breast, each fitted with made-to-measure blinds, enhancing natural light. A pair of uPVC double glazed doors open onto a covered seating area and the south-facing rear garden. Further features include traditional style column radiators, wall light points, picture rail detailing and a smooth plastered ceiling with exposed decorative beams.

**Dining Room/Family Room: 16' x 10'8" (max) (4.88m x 3.25m (max))** Pair of southerly-facing uPVC double glazed doors provide direct access to the rear garden, allowing excellent natural light into the room. Laminate tiled-effect flooring extends throughout. A feature exposed brick fireplace with tiled hearth and inset electric-style stove, finished with a mantle over, creates a strong character focal point. Traditional style column radiator. Picture rail detailing. Attractive bespoke cabinetry is inset to one wall, providing housing for an American-style fridge freezer with additional storage. The room enjoys an open-plan feel through to the kitchen via an open double-width square archway with a slight step down. Smooth plastered ceiling.

**Kitchen: 12'7" x 7'1" (3.84m x 2.16m)** The Kitchen is semi open plan via a wide square archway to the Dining/Family Room, creating an excellent sociable family space. The kitchen has been fitted with an attractive range of shaker-style wall and base units with complementary quartz / composite stone work surfaces and matching upstands, incorporating a ceramic / fireclay butler-style sink with mixer tap over. Metro-style tiled splashbacks and under-cabinet lighting. Units are finished with chrome cup handles and brushed hardware. Integrated appliances include a built-in eye level pair of electric ovens housed within a tall unit, a separate integrated 'Lamona' microwave, four ring 'Lamona' induction hob with extractor above and a concealed under-counter 'Lamona' dishwasher. Laminate wood-effect flooring. A uPVC double glazed window overlooks the south-facing rear garden with matching quartz / composite stone window sill. Traditional style column radiator. Smooth plastered ceiling with inset spot lighting.

**Ground Floor Guest WC: 3'10" x 2'7" (1.17m x 0.79m)** Fitted with a low-level WC and wall-mounted wash hand basin with chrome traditional-style taps. Period-style dado panelling with heritage-inspired patterned wallpaper above, creating a classic character finish. Traditional style column radiator. Wall mounted extractor fan. Tiled flooring. Smooth plastered ceiling.







## The First Floor Accommodation comprises

**Landing (with Utility Cubby):** A characterful first floor landing retaining strong period influence, featuring decorative heritage-style wallpaper complemented by painted trim and balustrading in keeping with the era of the property. Fitted carpet flooring continues from the staircase. Original style painted panelled doors provide access to the Bedrooms and Family Bathroom. uPVC double glazed window to the side aspect fitted with made-to-measure blinds, allowing for natural light while maintaining privacy. Traditional style column radiator. Decorative picture rail. Smooth plastered ceiling with loft access.

Further door leading to a useful **Utility Cupboard (2'9 x 3'8)** fitted with a worktop suitable for stacking washing machine and tumble dryer, with shelving storage and a uPVC double glazed window to the rear aspect. Smooth plastered ceiling.



**Main Bedroom:** 15'4" (4.67) (into bay) > 12'7" (3.84) x 10'9" (3.28) A beautifully presented principal bedroom featuring a large uPVC double glazed window to the south-facing rear aspect, allowing excellent natural light. The room is enhanced by fitted wardrobes with recessed bi-fold panelled doors to one wall, together with a matching floor-to-ceiling double wardrobe to a further aspect, providing generous storage, along with additional built-in cabinetry positioned above the doorway. Recessed display shelving niche. A pair of wall light points positioned either side of the dormer create a warm, characterful atmosphere, complemented by period-inspired décor. A sliding panelled door provides direct access to the en-suite bathroom. Traditional style column radiator. Fitted carpet flooring. Smooth part-vaulted ceiling line.

**Bespoke Luxurious En-Suite:** 10'10" x 7'7" (max) (3.3m x 2.3m (max))

A beautifully appointed en-suite bathroom fitted in keeping with the property's character styling. The suite comprises a statement period-style freestanding bath, positioned within the window bay, complemented by a floor-mounted mixer tap with handheld shower attachment, creating a striking focal point to the room. There is also a wet room style walk-in shower enclosure with attractive obscure glazed screen, wall mounted controls, ceiling mounted drench shower head and additional handheld shower, together with feature tiling. Further fittings include a traditional high-level pull chain WC and a vanity unit with porcelain countertop basin set over a freestanding drawer unit, featuring classic style drawer fronts and decorative handles providing practical storage. Above sits an LED illuminated mirror with coordinating wall mounted lighting. Traditional style column radiator with heated towel rail surround. Finished with period-style wall panelling to dado height, traditional fittings and contrasting floor tiling, the room offers a high-quality, boutique-style feel. Ceiling mounted extractor fan. uPVC double glazed window fitted with plantation shutters provides natural light whilst maintaining privacy.

**Front Bedroom:** 10'6" < 7'11" x 10'7" (3.2m < 2.41m x 3.23m) A well-proportioned bedroom featuring a uPVC double glazed bay-style window to the front aspect, fitted with plantation shutters. The room benefits from a part-vaulted ceiling line, enhancing the sense of space and character. Further features include a traditional style column radiator, picture rail detailing and a door providing access to a recessed storage cupboard/wardrobe. Finished with a smooth plastered ceiling.



**Rear Bedroom:** 12'1" (3.68) (into bay) x 9'7" (2.92) A well-proportioned bedroom featuring a uPVC double-glazed window to the rear, south-facing aspect, allowing for excellent natural light. Built in floor-to-ceiling two door wardrobe, with additional drawers stack and shelving space. Additional features include a traditional column radiator, attractive wall panelling to dado height, picture rail detailing, and a smooth plastered ceiling. The room benefits from a part-vaulted ceiling line, enhancing both the sense of space and architectural character.





**Hotel Inspired Family Bathroom: 9'3" x 5'10" (2.82m x 1.78m)** Obscure uPVC double-glazed window to the side aspect is fitted with made-to-measure plantation-style shutters. The beautifully appointed bathroom is fitted with a part-freestanding claw-foot roll-top bath with mixer tap over and integrated shower unit, complete with traditional-style shower fittings. The room is finished with distinctive herringbone-pattern partly tiled walls, complemented by decorative patterned floor tiles, creating a cohesive and high-quality finish throughout. The suite is completed with a close-coupled WC and a vanity unit with wooden worktop. A standout feature is the circular decorative countertop wash basin, finished in patterned ceramic, sitting above the worktop and paired with a worktop-mounted chrome mixer tap with storage cupboards under. This combination creates a strong focal point, blending traditional styling with contemporary functionality while maximising usable surface space. Wall light points.

Additional features include a traditional heated towel rail and feature lighting. Ceiling mounted extractor fan. Smooth plastered, part-sloped ceiling adds further architectural interest and enhances the sense of character within the room.



## To the Outside of the Property:



The property benefits from a generous south-facing rear garden, providing excellent natural sunlight throughout the day and making it ideal for outdoor entertaining and family use. The garden is predominantly laid to lawn, offering a good level of usable space suitable for children's play, recreation, or landscaping potential. A raised timber decking area sits adjacent to the outbuilding, creating a defined seating or entertaining space with direct access via double doors. In addition, there are hardstanding and paved areas which provide practical outdoor space for storage, seating, or utility use. The garden is fully enclosed with fencing, providing privacy and security, while mature trees and planting help create a pleasant, established setting. The layout offers a strong balance between lawn, patio, and functional space, making it both practical and versatile. Additional features include access via a south-facing arched gate leading through to the garage/storage area, improving accessibility and external storage options.



### Detached Garden Lodge:

**Overall measurement 30'4" (9.25) x 26'2" (7.98) (L-Shaped)**

Positioned at the rear of the garden is a substantial detached outbuilding complex, finished with a combination of timber-style cladding and decorative log-store feature detailing, creating a distinctive and characterful external appearance. The building is fitted with multiple uPVC double-glazed windows and double doors, allowing for good natural light and access onto the adjacent decking area.

Internally, the accommodation is arranged as three separate sections and provides a significant amount of versatile ancillary space.

Overall, the outbuilding complex offers extensive additional external accommodation with flexibility for a wide range of potential uses, subject to verification and any required approvals





The principal section comprises a large multi-purpose room measuring **18'3" x 11'8" (5.56m x 3.56m)**, currently arranged as a seating and relaxation area.

The room benefits from uPVC double-glazed doors to the side and further doors to the front, together with additional uPVC double-glazed windows to the front overlooking the garden. There is a smooth plastered ceiling with recessed ceiling lighting. Door way to;

Additional storage or workshop space, including a room measuring **11'5" x 7'7" (3.48m x 2.31m)**, with smooth plastered ceiling and internal door leading through to:

The final section measuring **20'3" x 13'11" (6.17m x 4.24m)** comprises an enclosed room which currently contains a small recessed pool structure measuring approximately **14'2" (W) x 6'11" (L) x 3'8" (D) (4.32m x 2.11m x 1.12m)**. This area also benefits from a pair of uPVC double-glazed doors opening onto a substantial decked seating area. There is a smooth plastered ceiling inset with recessed lighting.



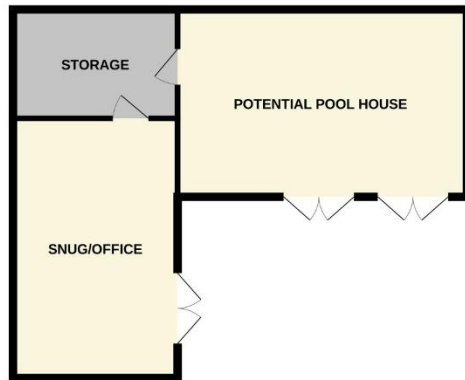
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**Garage/Storage:** **36'3" (11.05) x 6'8" (2.03) (+ 25'9" (7.85) x 7'2" (2.18))** Accessed via both the garden and the front driveway (via double doors), there is a Garage/Workshop space fitted with an interlocking uPVC double-glazed door. To the rear is a further interconnecting section (currently requiring general attention), which is fitted with a uPVC double-glazed window and an additional access door. This rear section provides approximately a further 25'9" x 7'0" of additional space, offering excellent potential (subject to any necessary consents).





EXTERIOR  
561 sq.ft. (52.2 sq.m.) approx.



GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.

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