

Est. 1995

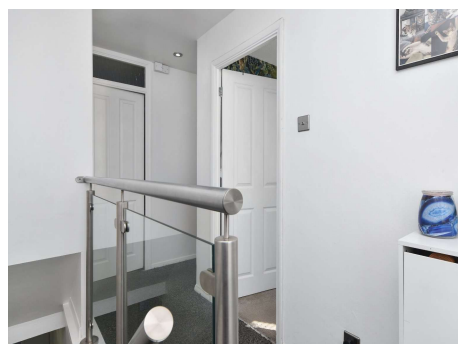
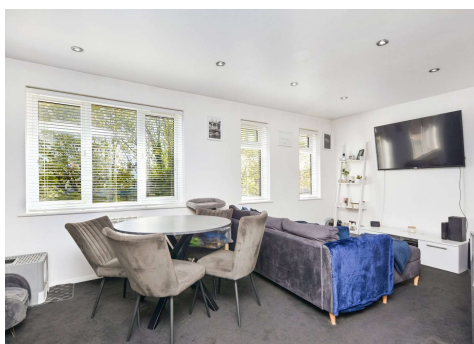
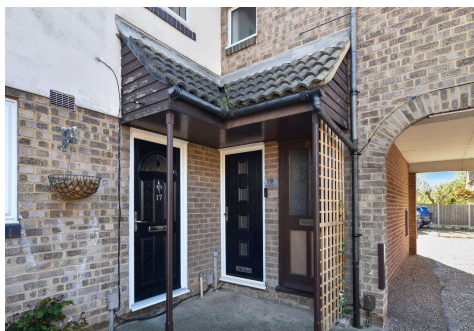
# HUNT ROCHE

*The Estate Agent*



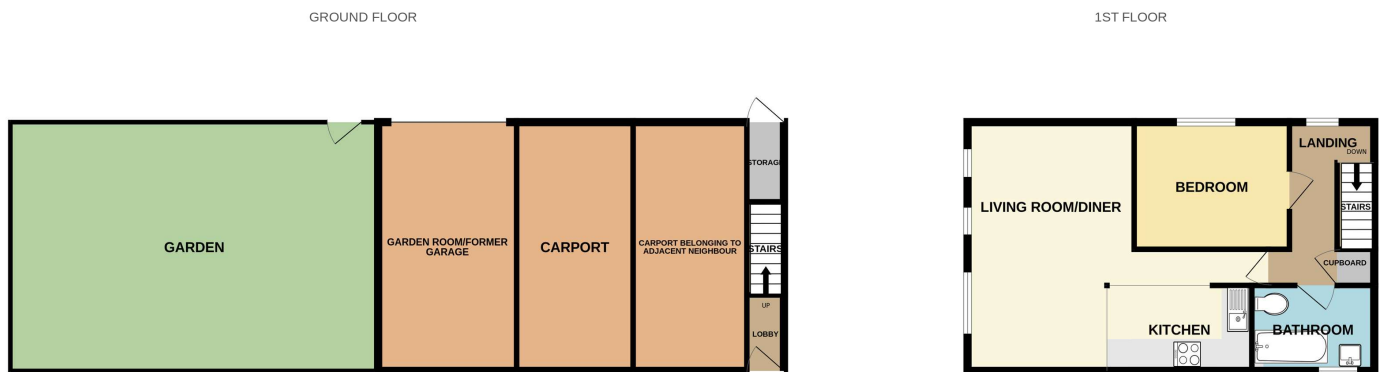
**Asking Price: £255,000**

**19 The Drakes, Shoeburyness, Essex, SS3 9NY**



Positioned within a sought-after residential location, this well-presented one bedroom home offers stylish, contemporary living throughout, enhanced by a spacious open-plan Living area and an impressive rear garden with access to a self-contained Garden Bar (former garage).

The accommodation is well arranged, comprising an Entrance Hall, open-plan Living / Dining Room with fitted Kitchen, a double Bedroom and a modern Bathroom suite. Externally, the property continues to impress, with a thoughtfully designed rear garden offering multiple seating areas, alongside a standout self-contained Garden Bar, ideal for entertaining or versatile use. Further benefits include a car port, additional resident parking and external storage.



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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- One bedroom home with offering Garden, Carp-Port and a Garden Bar!
- Spacious open-plan Living / Dining Room and fitted Kitchen
- Modern three-piece Bathroom suite
- Bright Landing with glazed balustrade and loft access
- Double glazed windows and electric heating
- Impressive rear garden with patio, lawn and additional seating area
- Self-contained Garden Bar (former garage) with power and lighting
- External storage shed
- Additional resident parking
- Ideal for entertaining, home working or leisure use

**Entrance via:** Canopied entrance to a composite entrance door inset with obscure double glazed square inserts leading to;

**Reception Hall:** Stairs rising to first floor accommodation.

**Landing:** A bright and well-presented landing with uPVC double glazed window to the rear aspect and radiator. Over-stair storage cupboard housing the hot water cylinder. Featuring a contemporary glazed balustrade with stainless steel handrail, smooth ceiling with inset downlighters and access to loft space. Open plan access leads to the Living / Kitchen area, with panelled doors to the Bathroom and Bedroom.

**Open Plan Living Room/Kitchen:** 17' (5.18) x 11'1" (3.38) (maximum overall measurement)

A spacious and well-presented open-plan Living / Dining Room and Kitchen, designed for modern living and entertaining. The space is light and airy, with clearly defined areas for cooking, dining and relaxation, enhanced by a contemporary finish throughout.

**Kitchen Area:** 8'2" x 8'7" (2.5m x 2.62m) Fitted with a range of modern base and wall mounted units with rolled edge work surfaces, incorporating a stainless steel single drainer sink unit with mixer tap over. Integrated appliances include a stainless steel oven with 'Beko' four ring electric hob and with stainless steel wall mounted extractor hood over inset with coloured LED lighting. Under counter recess for washing machine with further space for fridge/freezer. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

**Living / Dining Area:** 17'4" x 11'1" (5.28m x 3.38m) Three uPVC double glazed windows to the rear aspect, allowing for excellent natural light. The space comfortably accommodates both seating and dining arrangements, with a wall mounted heater. Smooth ceiling with inset downlighters.

**Bedroom:** 10'11" x 9'1" (3.33m x 2.77m) UPVC double glazed window to rear aspect. Textured ceiling.

**Modern Bathroom Suite:** 8'9" x 5'3" (2.67m x 1.6m) uPVC obscure double glazed window to front aspect. The white suite comprises a panelled enclosed bath with fitted shower screen, with mixer taps and shower attachment with drencher style shower head and additional hand held, low level dual flush WC and vanity wash hand basin with pair of drawers under and mixer tap over. Attractive partly tiled walls. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

#### **To the Outside of the Property:**

A standout feature of the property is the excellent external space and storage on offer. There is access to a personal external storage shed and an open car port (50% ownership). There is also additional resident parking.

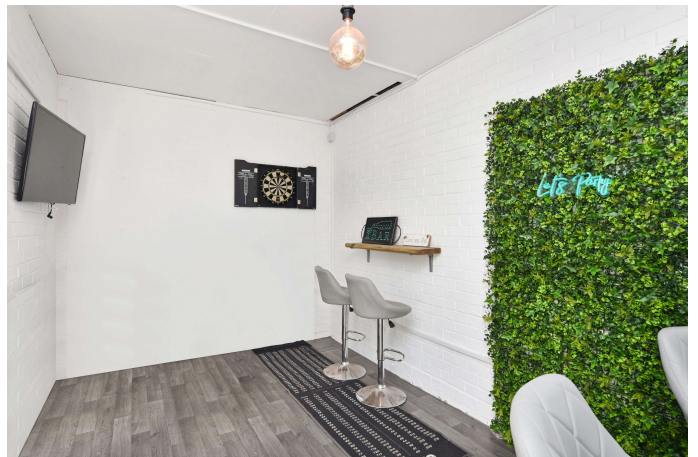
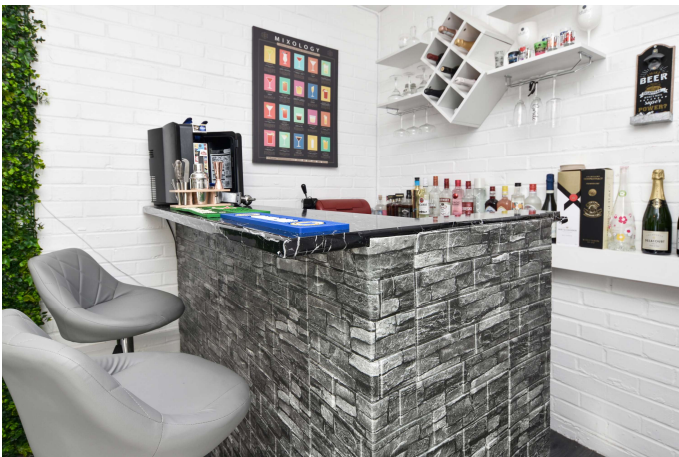
The original garage, previously accessed via an up-and-over door, has been cleverly converted into a self-contained Garden Bar, creating a versatile and sociable space. This is accessed directly from the Garden.



**Rear Garden: 36' x 19' (10.97m x 5.8m)**

A private rear garden measuring approximately 30ft, enclosed by fencing to all boundaries. The garden is well arranged, comprising a patio seating area directly to the rear of the property, leading onto a central lawn bordered by established planting beds. External lighting and water tap.

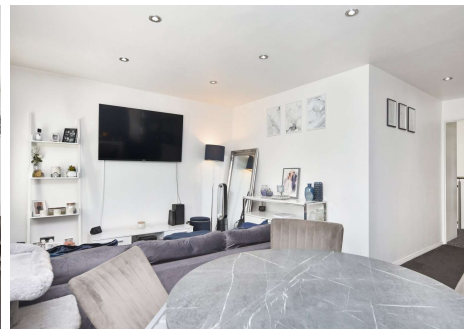
To the rear, a further seating area provides an additional space for relaxation or entertaining, creating distinct zones within the garden. A pair of uPVC double glazed French doors open directly into;



**Garden Bar / Former Garage: 17'4" x 8'3" (5.28m x 2.51m)**

A superbly converted former garage, now arranged as a stylish and versatile Garden Bar, which is to remain as part of the sale. Finished with a plasterboard ceiling, painted brick walls and wood effect flooring, the space offers a contemporary and well-presented environment.

Fitted with power and lighting, the room is thoughtfully designed with a fitted bar, creating an ideal space for entertaining, while also offering flexibility for use as a home gym or leisure room.





Council Tax Band A  
 PRELIMINARY DETAILS – AWAITING VERIFICATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

**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. 4/14/2026