

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £370,000**

9 Rosewood Lane, Shoeburyness, Essex, SS3 9EW



Recently redecorated throughout, this home offers well-planned accommodation arranged over three floors. The ground floor comprises a Kitchen together with a convenient guest cloakroom/wc. To the first floor, there is a generous double bedroom and a bright dual-aspect living room that enjoys excellent natural light. The top floor provides a recently upgraded contemporary three-piece family bathroom along with two further well-proportioned double bedrooms. Externally, the property benefits from a good-sized west-facing landscaped rear garden, off-road parking, and a garage featuring up-and-over doors to both the front and rear, allowing useful access through to the garden. Ideally located close to the award-winning East Beach, mainline railway station and local shopping facilities. Viewing strongly advised.



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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**Overview:** Ideally located just moments from Shoeburyness Railway Station — with direct links to London Fenchurch Street — this well-presented home offers versatile accommodation across three levels.

Enjoy easy access to local shopping facilities and the award-winning East Beach, making this a superb choice for families, professionals or anyone seeking a coastal lifestyle.

- \* Three double bedrooms
- \* Dual aspect living room
- \* Ground floor cloakroom/guest WC
- \* Recently upgraded family bathroom (top floor)
- \* Off-road parking and Garage
- \* West facing Garden

Contact Hunt Roche to arrange your viewing.

**Agents Note;** Please note that the carpets to the Bedrooms, hallways and staircases will be renewed by the owner. Awaiting fitting.

**Entrance via:** Canopied storm porch leads to hardwood panelled door inset with obscure glazed inserts to;

**Reception Hallway:** 9'9" (2.97) x 6'2" (1.88) (incl staircase) Turned staircase rising to first floor accommodation. Panelled door to Kitchen. Half height panelled door to under stairs storage cupboard. Radiator. Tiled flooring. Textured ceiling. Further panelled door to;

**Ground Floor Guest Cloakroom/WC:** 5'1" x 2'5" (1.55m x 0.74m) Fitted with a white two-piece suite comprising a corner wash hand basin with tiled splashback and a dual flush low level WC. Further features include tiled flooring, radiator and textured ceiling.

**Kitchen:** 12'7" x 9'9" (3.84m x 2.97m) A double glazed window overlooks the rear garden, complemented by a stable-style split door with glazed inserts providing direct outside access. The kitchen is fitted with a range of eye and base level units finished with rolled-edge work surfaces, incorporating a stainless steel sink unit with mixer tap and tiled splashbacks. Freestanding 'Stoves' Double Oven with four ring gas hob and extractor canopy over. There are ample under-counter appliance spaces and a practical breakfast bar seating area. Further features include tiled flooring, radiator, wall-mounted 'Biasi' boiler and coving to textured ceiling.

### **The First Floor Accommodation comprises**

**Landing:** A bright and airy landing area featuring an almost full-height double glazed window to the front aspect, allowing excellent natural light. Finished with laminate wood-effect flooring and a turned staircase with spindle balustrade rising to the second floor, complemented by a feature double glazed oriel-style window to the front. Panelled doors provide access to the Living Room and Bedroom. Textured ceiling.

**Dual aspect Living Room:** 16'5" x 11'1" (5m x 3.38m) A bright Living Room benefiting from an almost full-height double glazed window to the front aspect and a pair of west-facing double glazed sliding doors to the rear, opening onto a Juliet-style balcony providing views over the rear Garden. The room features laminate wood-effect flooring, two radiators and coving to textured ceiling.

**Bedroom:** 10'6" x 9'9" (3.2m x 2.97m) Double glazed window to rear aspect. Radiator. Textured ceiling.

### **The Second Floor Accommodation comprises**

**Generous Landing Space:** 15'9" (4.8) (incl staircase) x 6'2" (1.88) Spacious landing area with panelled doors leading to all bedrooms and the family bathroom. Radiator. Part-vaulted textured ceiling.

**Bedroom:** 12'10" x 9'9" (3.9m x 2.97m) uPVC double glazed window to rear aspect. Radiator. Textured ceiling.

**Bedroom:** 9'9" x 9'1" (2.97m x 2.77m) Double glazed window to rear aspect. Radiator. Coving to textured ceiling.

**Contemporary Newly Fitted Bathroom:** 7'1" (max) x 6'4" (2.16m (max) x 1.93m) Obscure double glazed window to front aspect. Fitted with a modern white suite comprising a panelled 'shower bath' with curved glazed screen, mixer taps and integrated shower, pedestal wash hand basin with mixer tap and low level dual flush WC. Tiling to all visible walls with decorative contrast border. Heated ladder style towel rail. Textured ceiling.

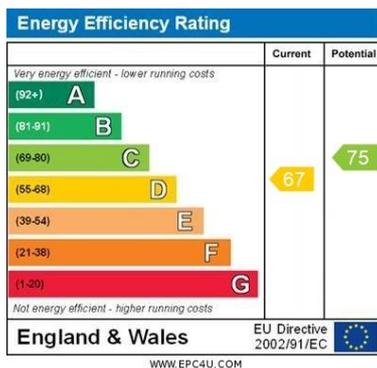
### **To the Outside of the Property:**

The west-facing rear garden measures approximately 60ft x 25ft and is accessed via the Kitchen. The garden commences with a generous block-paved patio seating area, ideal for outdoor entertaining, with the remainder predominantly laid to lawn. An up-and-over door provides convenient access to the garage.

**Garage:** 17'3" x 7'9" (5.26m x 2.36m) Up and over door to driveway and rear garden.

**Frontage:** A door leads to a useful storage cupboard/bin store housing utility meters. Block-paved private driveway providing direct access to the garage.





**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. 3/17/2026