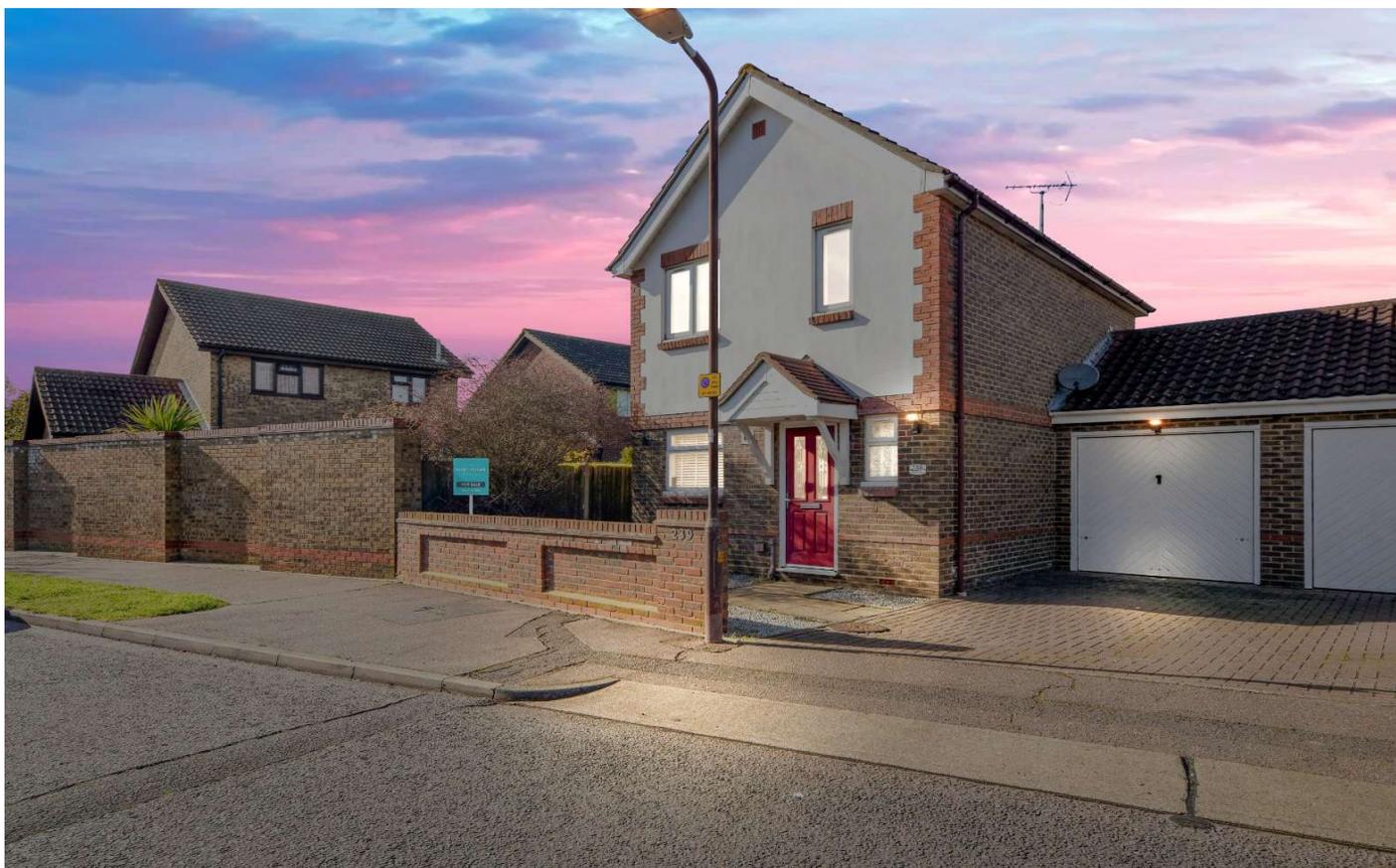


Est. 1995

# HUNT ROCHE

*The Estate Agent*

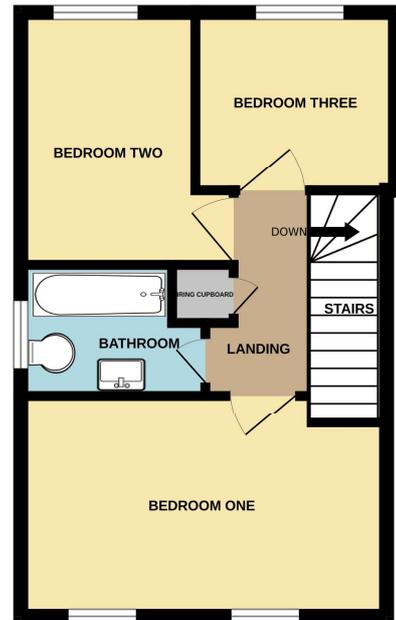
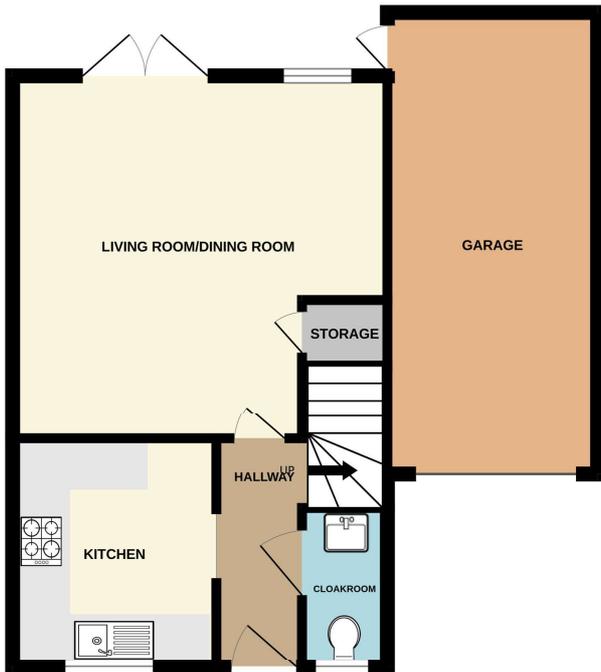


**Asking Price: £390,000**

**239 Frobisher Way, North Shoebury, Shoeburyness, Essex, SS3 8UT**



**A THREE BEDROOM DETACHED home, with off street parking and attached garage, situated in this most sought after location, convenient for local shopping facilities, schools and travel links. The property offers good sized Living Room, contemporary Kitchen and Bathroom and a Ground Floor WC. The home and garden are well maintained and there is also the added benefit of No Onward Chain.**



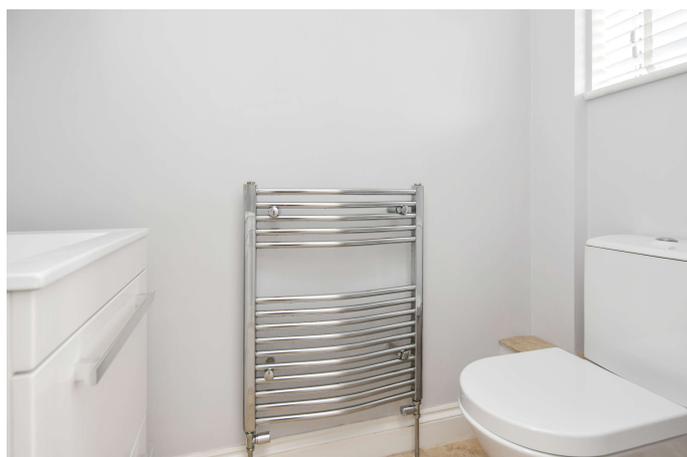
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- **THREE BEDROOM DETACHED HOME OFFERED WITH NO ONWARD CHAIN**
- Situated in a sought-after location, convenient for local shops, schools and transport links
- Ground floor Guest Cloakroom/WC with modern two-piece suite
- Spacious Living Room with French doors opening onto the rear garden
- Attractive fitted Kitchen
- Main bedroom with dual front aspect windows
- Family bathroom with shower over bath
- Gas central heating and double glazing
- Irregularly shaped rear garden with patio and lawn areas and side pathway with gated access to the front
- Garage with pitched roof providing useful eaves storage space
- Viewing Advised



**Entrance via:** Pitched canopied entrance porch leads to composite door inset with a pair of obscure leaded to;

**Entrance Hall:** 9'3" x 2'9" (2.82m x 0.84m) Panelled door to Living Room. Stairs rising to first floor accommodation. Open access to Kitchen. Further panelled door to Ground Floor Guest WC. Tiled flooring, laid in a natural stone-effect finish. Radiator. Smooth plastered ceiling inset with recessed lighting.



**Ground Floor Cloakroom:** 5'11" x 3'1" (1.8m x 0.94m) Obscure uPVC double glazed window to front aspect. The modern two piece suite comprises a low level dual flush wc and a vanity wash hand basin with splashbacks, mixer tap over and pair of drawers under. Ladder style heated towel rail. Tiled flooring, laid in a natural stone-effect finish. Radiator. Smooth plastered ceiling inset with recessed lighting.



**Kitchen: 9'3" x 8'1" (2.82m x 2.46m)** uPVC Double glazed window to front aspect. The Kitchen is fitted with a range of matching wall and base units, complemented by work surfaces and matching upstands inset with stainless steel sink and drainer with mixer tap over. Integrated appliances include 'Lamona' oven with four ring gas hob, stainless steel splashback and stainless steel extractor hood above. Under counter space for appliance. Further recess for upright fridge/freezer. Wall-mounted 'Ideal Classic' boiler. Durable stone-effect tiled finish. Radiator. Smooth plastered ceiling inset with recessed lighting.

**Living Room: 14'7" (4.45) (max) x 14'6" (4.42) (max)** A pair of uPVC double glazed French doors provide access to the rear garden, complemented by a double glazed window to the rear aspect allowing for additional natural light. The room is laid with a durable stone-effect tiled floor. There are two radiators, along with a low-level panelled door giving access to useful understairs storage. Smooth plastered inset with recessed lighting.



**First Floor Landing: 8'7" x 6'6" (max) (2.62m x 1.98m (max))** Spindle balustrade. Panelled doors to Bedrooms and Bathroom. Further panelled door to recessed airing cupboard with linen shelving. Smooth plastered ceiling inset with recessed lighting and access to loft space.



**Main Bedroom: 14'7" x 8'4" (max) (4.45m x 2.54m (max))** Pair of uPVC double glazed windows to front aspect. Radiator. Smooth plastered ceiling inset with recessed lighting.

**Bedroom Two:** 9'8" x 8'1" > 6'7" (2.95m x 2.46m > 2m) uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

**Bedroom Three:** 7'9" x 6'8" (2.36m x 2.03m) uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

**Bathroom:** 8'1" > 5'11" x 5'6" (2.46m > 1.8m x 1.68m) Obscure uPVC double glazed window to the side aspect providing. The three piece suite comprising a panelled enclosed bath with mixer tap over, integrated shower unit with hand held shower and drencher head over with fitted shower screen with tiled surround, pedestal wash hand basin with mixer tap, and low-level dual flush WC. Complemented by part tiled walls in a neutral stone-effect finish. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting

### To the Outside of the Property

**Rear garden:** The property benefits from an irregularly shaped rear garden, thoughtfully arranged to provide both patio and lawn areas. Immediately to the rear of the house is a paved patio seating area, ideal for outdoor dining and entertaining. The remainder is mainly laid to lawn. Various shrubs and planted borders.

The garden is fully enclosed by timber fencing, offering a good degree of privacy, and features a slightly raised section with artificial lawn to the rear, providing additional usable space and visual interest.

A pathway to the side of the property provides access to a gated entrance leading to the front, while an obscure uPVC double glazed door provides access to the garage.

**Frontage:** The property is approached via a block paved driveway, providing off-road parking and access to the attached garage with up-and-over door. The front of the property is enclosed by a low-level brick wall, creating a defined boundary and adding to the overall kerb appeal. A paved pathway leads to the covered entrance porch.

**Garage:** 17'7" x 8'10" (5.36m x 2.7m) The garage is accessed via an up-and-over door to the front and benefits from a uPVC double glazed door providing access to the rear garden. Power & lighting. A pitched roof offers useful eaves storage space, enhancing practicality.

### Council Tax Band D

#### PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	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. 3/27/2026