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HUNT ROCHE

The Estate Agent

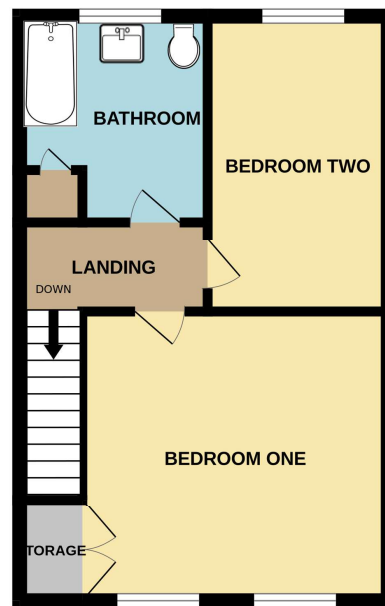
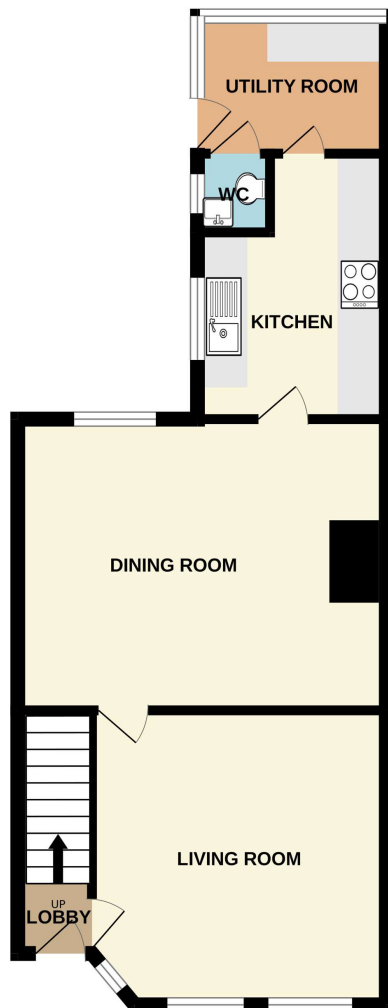


Asking Price: £325,000

42 Friars Street, Shoeburyness, Essex, SS3 9BG



Offered with no onward chain, this well-presented two bedroom home is ideally situated in a convenient Shoebury Village location, within easy reach of local shops, transport links and the award-winning East Beach. The property further benefits from a generously sized rear garden with convenient gated access to the front of the home, making it an excellent opportunity for first-time buyers or those looking to downsize.



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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- Two well-proportioned bedrooms, ideal for first-time buyers or downsizers
- Modern first floor bathroom fitted with a contemporary three-piece suite
- Convenient ground floor guest WC
- Modern fitted kitchen with access to useful utility area providing additional storage and practicality
- Modern fitted kitchen
- Two versatile reception rooms offering flexible living accommodation
- Comfortable living room with feature bay window allowing plenty of natural light
- Separate dining room, ideal for entertaining or family meals
- Located within the highly desirable Shoebury Village, close to local amenities and transport links

Entrance via: Composite door inset with obscure double glazed inserts to;

Hall: Stairs rising to first floor accommodation. Traditional style column radiator. Door to;

Living Room: **12'1" (3.68) (max) x 14' (4.27) (into bay)** uPVC double glazed window to front aspect. Laminate wood effect flooring. Traditional style column radiator. Smooth plastered ceiling. Panelled door to;

Dining Room: **14'9" x 12'1" (4.5m x 3.68m)** uPVC double glazed window to rear aspect. Laminate wood effect flooring. Pair of traditional style column radiators. Smooth plastered ceiling. Panelled door to;

Kitchen: **7'10" (2.4) x 10'11" (3.33) (irregular shape / maximum measurements)** uPVC double glazed window to side aspect. The Kitchen is fitted with a range of wall and base units with rolled edge working surfaces inset with one-and-a-quarter sink unit with mixer tap over. Attractive tiled splashbacks. Built in oven with four ring electric hob over with concealed extractor over. Integrated 'Hotpoint' washing machine and upright fridge/freezer. Laminate wood effect flooring. uPVC double glazed door provides convenient access outside to the Utility Room. Coving to smooth plastered ceiling.

Utility Room: **7'8" x 5'8" (2.34m x 1.73m)** uPVC double glazed windows to side and rear aspect. uPVC double provides access to Garden. The Utility area is fitted with low level cabinets with worktops over. Space for washing machine and tumble drier. Laminate wood effect flooring, Smooth plastered ceiling. Further door to;

Ground Floor Guest WC: **4' x 2'10" (1.22m x 0.86m)** Obscure uPVC double glazed window to side aspect. The two piece suite comprises corner vanity wash hand basin and flush. Tiled splashbacks. Laminate wood effect flooring. Smooth plastered ceiling.

The First Floor Accommodation comprises

Landing: Panelled doors to Bedrooms and Bathroom. Smooth plastered ceiling.

Front Bedroom: **12'8" x 12'1" (3.86m x 3.68m)** Pair of uPVC double glazed windows to front aspect. Pair of panelled doors to over stairs wardrobes with ample hanging space and shelving. Traditional style column radiator. Smooth plastered ceiling.

Rear Bedroom: **12' x 7'3" (3.66m x 2.2m)** uPVC double glazed windows to rear aspect. Traditional style column radiator. Smooth plastered ceiling.

Bathroom: **9' x 6'11" (2.74m x 2.1m)** Obscure uPVC double glazed window to the rear aspect. The fully tiled bathroom is fitted with a white three-piece suite, comprising a panelled shower bath with fitted glass screen and integrated shower featuring both handheld and drench shower heads with central mixer controls, wash hand basin with vanity storage beneath, and a low-level dual flush WC. The room is finished with contemporary wall tiling and complemented by a traditional style column radiator. Additional benefits include built-in cupboard space and a smooth plastered ceiling with access to the loft.

To the Outside of the Property:

Low-maintenance rear garden, featuring a central paved pathway flanked by lawn areas and established planting borders. Enclosed by timber fencing. To the rear, there is a useful storage shed and additional space for garden equipment, with the overall plot providing a pleasant and functional outdoor setting. Gated sideway access.

Council Tax Band B:

Preliminary Details - Awaiting Verification



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 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. 5/2/2026