

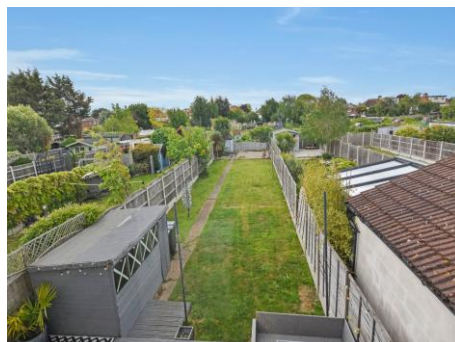
HUNT ROCHE

The Estate Agent



Asking Price: £350,000

18 Herbert Road, Shoeburyness, Essex, SS3 9JR



This well-presented THREE bedroom home offers excellent potential for enlargement (subject to the necessary planning consents). A particular feature of the property is the significant south-facing rear Garden, backing directly onto allotments and enjoying a pleasant open outlook.

The accommodation currently comprises a cosy Living Room together with a Dining Room providing direct access to the Kitchen area, offering clear scope for rear extension and loft conversion potential should additional accommodation be required in the future. Externally, the property further benefits from off-road parking for two vehicles, making this an excellent opportunity for purchasers seeking a home with both immediate comfort and long-term potential within a desirable residential setting.



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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- Well presented THREE bedroom character style home boasting a significant SOUTH facing rear Garden measuring approximately 100ft in length which backs directly onto allotments
- Substantial decked patio seating area ideal for entertaining
- Off-road parking for two vehicles
- Attractive bay fronted Living Room
- Dining Room with French doors opening to the rear Garden with open access to fitted Kitchen
- Modern recently upgraded first floor Bathroom suite
- Excellent potential for rear extension and loft conversion (subject to planning consent)
- Characteristic picture rails and original panelled doors
- Within close proximity to local Schools, shops and transport links
- Popular residential location
- Ideal family home with long-term potential
- Viewing strongly advised - No Onward Chain



Entrance via: Block paved frontage providing off-road parking. Arched brick built storm porch with uPVC double glazed entrance door inset with obscure glazed panels providing access to the property.

Entrance Porch: Smooth plastered ceiling. Obscure uPVC double glazed door with matching side panels providing access to;

Reception Hallway: 13'4" x 5' (4.06m x 1.52m) Staircase rising to the First Floor accommodation with spindle balustrade and pair of doors providing access to under-stairs storage cupboards. Laminate wood effect flooring. Radiator. Picture rail. Thermostat control panel. Original style panelled doors providing access to the Dining Room and Living Room. Smooth plastered ceiling.

Living Room: 13' (3.96) (into bay) x 11'6" (3.5) uPVC double glazed square bay window to front aspect. Radiator. Fireplace surround with mantle over. Picture rail. Smooth plastered ceiling.

Dining Room: 10'10" x 10'7" (3.3m x 3.23m) uPVC double glazed French doors opening to the rear decked patio seating area and Garden beyond. Laminate wood effect flooring. Radiator. Picture rail. Smooth plastered ceiling. Open access leading to;

Kitchen: 6'10" x 5'10" (2.08m x 1.78m) uPVC double glazed window to rear aspect. The Kitchen is fitted with a range of eye and base level units with working surfaces over inset with stainless steel sink unit and single drainer with mixer tap over. Freestanding double oven with four ring gas hob and wall mounted extractor over. Further under-counter appliance space. Tiled splash backs. Tiled flooring. Smooth plastered ceiling.

The First Floor Accommodation comprises

Landing: Obscure uPVC double glazed window to side aspect. Spindle balustrade. Original panelled doors to all first floor rooms. Smooth plastered ceiling inset with loft access.

Rear Bedroom: 11'6" x 10'8" (max) (3.5m x 3.25m (max)) Large uPVC double glazed window to rear aspect affording pleasant views across the rear Garden towards the allotments beyond. Radiator. Picture rail. Built-in single door wardrobe/storage cupboard to alcove. Smooth plastered ceiling.

Front Bedroom: 10'7" x 10'5" (3.23m x 3.18m) uPVC double glazed window to front aspect. Radiator. Attractive range of contemporary fitted dark grey floor to ceiling wardrobe/storage units incorporating twin door and single door cupboards together with integrated desk/workstation area and further open display shelving. Picture rail. Smooth plastered ceiling.

Bedroom Three: 6'9" x 6'6" (2.06m x 1.98m) uPVC double glazed window to front aspect. Picture rail. Radiator. Smooth plastered ceiling.

Bathroom: 7' x 5'5" (2.13m x 1.65m) Approached via the landing by a sliding panelled door. Obscure uPVC double glazed window to rear aspect. The recently upgraded Bathroom suite comprises pedestal wash hand basin with mixer tap over, dual flush WC and panelled enclosed bath with fitted shower screen together with mixer tap, handheld shower attachment and drencher style shower head over. Contemporary wall panelling to bath / shower area. Ladder style heated towel rail. Textured ceiling.

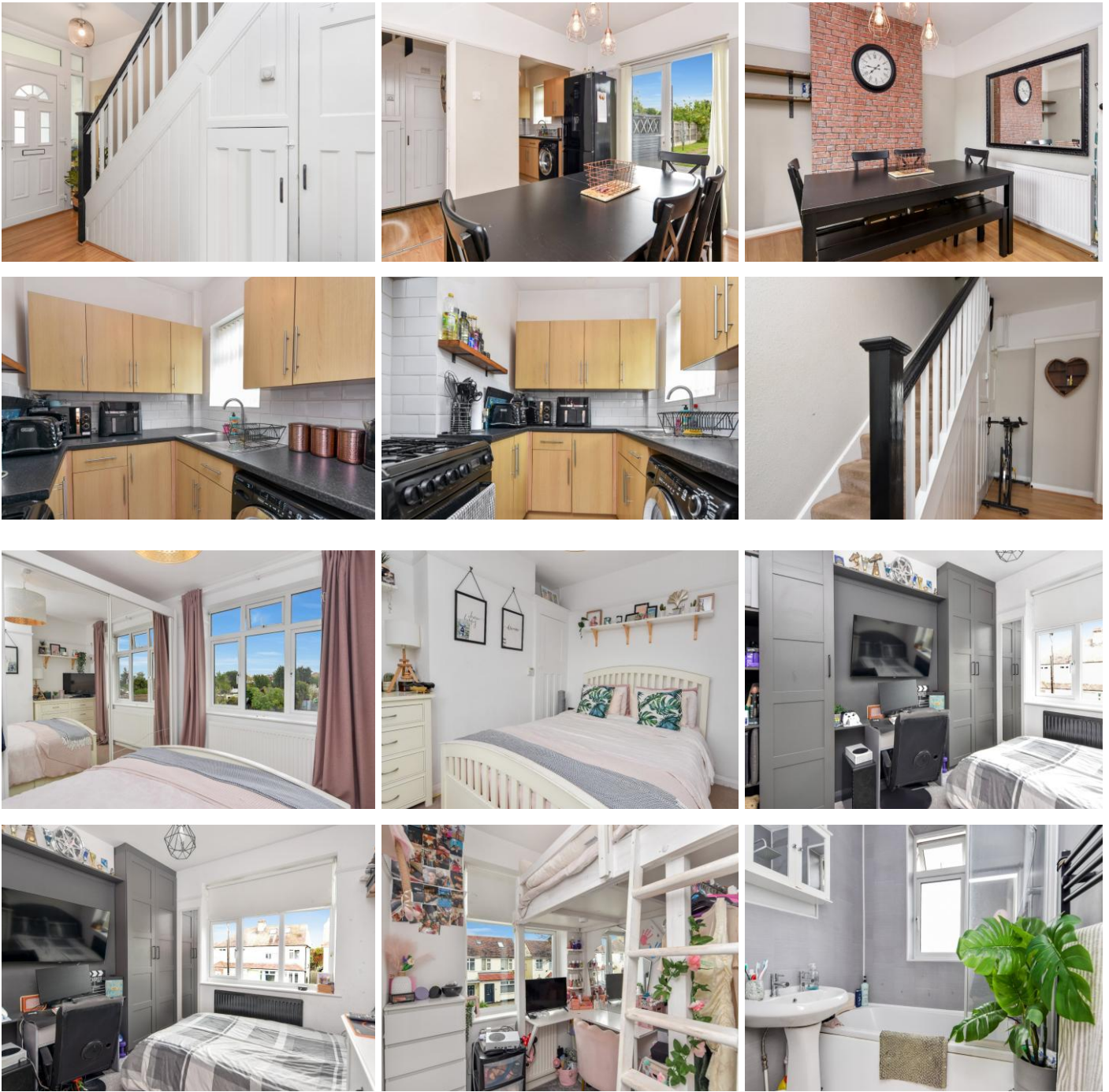


To the Outside of the Property:

The impressive SOUTH facing rear Garden measures approximately 100ft in length and commences with a substantial decked patio seating area, ideal for outside entertaining. The remainder of the Garden is predominantly laid to lawn with pathway leading to the rear. Further shingled seating/storage area to the rear with timber storage shed and additional timber Summerhouse/storage shed to remain. Outside water tap. External power points. Fencing to boundaries with gated side access.

Frontage: Off road Parking for TWO vehicles.





Council Tax Band C:
PRELIMINARY DETAILS - AWAITING VERIFICATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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. 5/19/2026

