

Est. 1995

HUNT ROCHE

The Estate Agent



Guide Price: £500,000-£525,000

21 Ulster Avenue, South Shoeburyness, Essex, SS3 9HL



**** Guide Price £500,000-£525,000 ** Situated in a wonderful location along a prestigious road in South Shoebury, this attractive three-bedroom family home offers deceptively spacious accommodation throughout, enhanced by a delightful conservatory addition.**

The property provides well-balanced living space ideal for family life, while externally boasting a generous rear garden, ample off-road parking and a garage. Conveniently positioned within this highly regarded area, the home is perfectly suited for buyers seeking both space and location. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Recessed Entrance Porch:

uPVC obscure double glazed entrance door with matching side panels opening into;

Entrance Hallway:

Staircase rising to the first floor accommodation with spindle balustrade and storage cupboard beneath. Double banked radiator. Dado rail. Coving to textured ceiling. Panelled door through to;

Living Room/Dining Room:

25'5" x 13'10" (7.75m x 4.22m)

uPVC double glazed square bay window to front aspect with leaded lite fan lights above. A pair of double glazed French Doors open onto the Conservatory. Feature fireplace with stone surround. Two double banked radiators. Television aerial point. Wall light points. Dado rail. Wall mounted 'Vaillant' boiler. Laminate wood flooring. Coving to textured ceiling. Through to;

Conservatory:

9'6" x 9'6" (2.9m x 2.9m)

Double glazed windows to side and rear aspects. A pair of French doors open out to the rear garden. Power connected. Central ceiling light and fan. Tiled flooring.

Kitchen/Breakfast Room:

11'10" x 9'10" (3.6m x 3m)

Double glazed window to rear aspect overlooking the garden. The Kitchen has been fitted with an extensive range of base and eye level cabinets with rolled edge working surfaces with sink unit and mixer taps above. Appliance space for gas cooker with extractor above and further under unit appliance space. Concealed under unit lighting. Attractive splash back tiling to working surface areas. Double banked radiator. Smooth plastered ceiling. Door through to Living Room and door through to;

Utility Room:

7'5" x 7' (2.26m x 2.13m)

uPVC double glazed windows overlooking the rear garden with uPVC door adjacent. Fitted with wall cabinets. Rolled edge working surfaces. Plumbing and drainage for washing machine with further appliance space and venting for tumble dryer. Smooth plastered ceiling. Door giving access into the Garage and a further panelled door opening into;

Ground Floor Cloakroom/WC:

4' x 2'6" (1.22m x 0.76m)

Fitted with a white two piece suite comprising close coupled WC and suspended wash hand basin. Dado rail. Extractor fan. Textured ceiling.

The First Floor Accommodation Comprises

Landing:

Obscure double glazed window to side aspect. Spindle balustrade. Radiator. Dado rail. Coving to textured ceiling with access to roof space. Panelled doors off to all first floor rooms.

Bedroom One:

12'11" x 12'1" (3.94m x 3.68m)

uPVC double glazed square bay window to front aspect with leaded lite fan lights above. Radiator. Picture rail. Coving to textured ceiling.

Bedroom Two:

12' x 12' (3.66m x 3.66m)

Double glazed window to rear aspect overlooking the garden. Radiator. Picture rail. Textured ceiling.

Bedroom Three:

9'10" x 7' (3m x 2.13m)

Double glazed window to front aspect with leaded lite fan light above and further obscure double glazed window to side aspect. Radiator. Picture rail. Laminate wood flooring. Textured ceiling.

Family Bathroom:

Two obscure double glazed windows to rear aspect. The Bathroom is fitted with a modern white four piece suite comprising panel enclosed bath with mixer taps and shower attachment, independent shower cubicle with shower inset, wash hand basin set in vanity unit with storage beneath and low level WC. Ladder style towel rail/radiator. Tiling to walls. Extractor fan. Wall light points. Tiled flooring. Coving to smooth plastered ceiling.

To The Outside of the Property:

The rear garden measures approximately 85ft in length and commences with a full width paved patio area with the remainder of the garden being laid to lawn with a wide variety of shrubs. External lighting. Outside water tap. The rear of the garden has a further patio area with greenhouse, timber built shed and workshop (to remain). A footpath runs the length of the garden with an arbour dividing the front and rear sections of the garden.

The Front of the property has been laid to block paving providing off road parking for several vehicles with a raised contemporary pea shingle and pebble garden.

Garage:

16'2" x 8' (4.93m x 2.44m)

Up and over door to the front with power and light connected. Courtesy door gives access into the Utility Room.

Council Tax:

Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION

GROUND FLOOR



1ST FLOOR



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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