

Ulster Avenue, South Shoeburyness



Freehold - £765,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Overview

Occupying a desirable position within South Shoebury, this substantial FOUR bedroom detached family home offers an excellent combination of location, space and presentation. The property is ideally placed for enjoying the area's coastal lifestyle, with the seafront and beach just a short stroll away, while a good range of local shops, schools and transport connections are also conveniently accessible.

The property has been considerably improved and exceptionally well maintained, creating a home which is both stylish and extremely practical for everyday family life. The ground floor offers generous and versatile reception space, including an impressive Living/Dining Room with direct access onto the rear garden, creating an excellent flow between the indoor and outdoor entertaining areas.

The modern fitted Kitchen is complemented by a separate Utility Room, providing valuable additional storage and workspace, while a Ground Floor WC adds further practicality. The property also benefits from underfloor heating, one of a number of improvements which contribute to the comfort and quality of the home.

Further versatility is provided by the Office, which has been created from part of the original garage and provides an ideal space for those working from home. Importantly, the arrangement retains the flexibility for the garage to be reinstated if preferred, while the remaining garage area continues to provide useful storage.

To the first floor, a spacious and attractive landing provides access to four well-proportioned bedrooms, including an impressive principal bedroom with extensive fitted storage. The bedrooms are served by a stylish four-piece family Bathroom, fitted with a modern white suite including both a panel enclosed bath and separate shower enclosure.

The outside space is equally appealing. To the rear is a delightful south-facing garden, approached directly from the Living/Dining Room and Office. A paved terrace extends across the rear of the property, providing ample space for outdoor dining and entertaining, with a further generous paved seating area and a lawn complemented by established planting.

There are also three useful garden storage sheds, an outside water tap and gated side access. The sideway provides a particularly useful and discreet area for the concealment of bins and additional storage, while maintaining convenient access between the front and rear of the property.

To the front, the property provides ample off-street parking, completing what is an exceptionally practical family home. For buyers seeking a substantial detached property in South Shoebury, within easy reach of the seafront, beach and local amenities, this is an extremely appealing opportunity. Spacious, beautifully presented, extensively improved and ready to move straight into, this really is a home that needs to be viewed internally to fully appreciate everything it has to offer.



Entrance via: The property is approached via a generous frontage providing off-street parking and access to the integral double garage. A covered entrance with exterior lighting leads to a panelled entrance door with decorative glazed insert leading into;

Impressive Reception Hallway: 15'9" (4.8) x 11'7" (3.53) (red 6'6" (1.98))

Leaded window to side of front door. An attractive staircase rises to the First Floor with turned spindle balustrade, substantial timber newel post and matching handrail. Panelled doors provide access to the Living/Dining Room, Guest WC, Office and Kitchen. Thermostat control panel. Radiator set within a decorative cover. Wall light point. Tiled flooring with underfloor heating. Textured ceiling.



Ground Floor Guest WC: 7'5" x 2'6" (2.26m x 0.76m)

Obscure uPVC double glazed leaded window to side aspect. Dual flush WC and vanity wash hand basin with mixer tap and splashback tiling. Tiled flooring. Radiator. Smooth plastered ceiling.



Living Room / Diner: 28'8" x 11'6" (8.74m x 3.5m)

An impressive open-plan Living Room / Diner providing a particularly spacious and versatile reception area, with clearly defined living and dining spaces and a wide open connection between the two. The room enjoys excellent natural light, with extensive glazing and direct access to the rear garden. Wood-effect flooring runs throughout, creating a seamless flow between both areas.

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Living Room: 17'10" x 11'6" (5.44m x 3.5m) uPVC double glazed leaded French doors with matching side panels opening directly onto the rear garden, together with further uPVC double glazed leaded window to rear aspect. Attractive exposed brick fireplace with tiled hearth, inset open fire and substantial timber mantel over. Two radiators. Amtico style wood-effect flooring. Panelled door to Hallway. Textured ceiling with coving and pendant lighting.

Dining Area: 11'6" x 11'5" (3.5m x 3.48m) Pair of uPVC double glazed leaded doors to rear aspect providing further direct access to the garden. Radiator. Feature papered wall. Amtico style wood-effect flooring. Panelled door to Hallway. Textured ceiling with coving and pendant lighting



Kitchen: 14'10" (4.52) (reducing to 10'6" (3.2)) x 12'4" (3.76) uPVC double glazed leaded window to front aspect and uPVC double glazed leaded door to side, opening to the sideways with gated access to both the front and rear garden. The Kitchen is fitted with a comprehensive range of white eye and base level units with contrasting wood-effect work surfaces over, inset with stainless steel one and a quarter bowl single drainer sink unit with mixer tap. Tiled splashbacks and under-counter lighting. Freestanding 'Rangemaster 110' range cooker with twin ovens and separate grill, set beneath a substantial Rangemaster extractor hood. Undercounter 'Indesit' dishwasher. Space for upright fridge/freezer. Further matching unit bar providing additional worktop and storage cupboards. Radiator. Tiled flooring with underfloor heating. Wall mounted boiler. Textured ceiling with inset spotlights. Panelled door to;

Utility Room: 7'5" x 4'11" (2.26m x 1.5m) uPVC double glazed leaded window to side aspect. Fitted with base and eye level storage cupboards with wood-effect work surface over, inset with circular stainless steel sink unit with mixer tap. Under counter space and plumbing for washing machine. Tiled splashbacks. Tiled flooring. Radiator. Coving to smooth plastered ceiling.



Office: 14'1" x 7' (4.3m x 2.13m) Formed from part of the original garage space and offering a useful and versatile workspace, with the potential to reinstate to garage use if required. Obscure uPVC double glazed door to rear providing direct access to the garden. Panelled door to the remaining garage/storage area. Radiator. Wood-effect flooring. Ceiling with fluorescent strip lighting.

The First Floor Comprises

Spacious & Attractive First Floor Landing: 15'11" x 6'6" (4.85m x 1.98m)

uPVC double glazed leaded window to front aspect. Panelled doors to all Bedrooms and Family Bathroom. Further panelled door to recessed airing cupboard housing hot water cylinder with linen shelving. Radiator. Attractive spindle balustrade with wood handrail. Access to loft. Coving to textured ceiling.





Main Bedroom Suite: 13'5" (4.1) (excluding wardrobes) x 14'7" (4.45) Wide uPVC double glazed leaded window to rear aspect. Extensive range of fitted wardrobes with sliding panelled doors. Radiator concealed by decorative cover. Laminate wood effect flooring. Panelled door to:

Ensuite Shower Room: 10'3" x 4'2" (3.12m x 1.27m)

Obscure uPVC double glazed leaded window to side aspect. Large glazed shower enclosure with integrated shower unit with rainfall and hand-held shower attachments. Contemporary wash hand basin with mixer tap set over fitted storage cupboards and work surface inset with concealed cistern WC. Ladder style heated towel rail. Partly tiled walls and flooring. Recessed ceiling lighting.





Bedroom Two: 12'4" x 11'6" (3.76m x 3.5m) uPVC double glazed leaded window to rear aspect. Fitted single door wardrobes to either side of the bed recess, incorporating bedside cabinets, with further matching fitted dresser to adjacent aspect. Radiator. Coving to smooth plastered ceiling with inset spotlights.

Bedroom Three: 12'4" x 10'8" (3.76m x 3.25m) uPVC double glazed leaded window to front aspect. Radiator. Coving to textured ceiling.

Bedroom Four: 9'2" x 8'5" (2.8m x 2.57m) uPVC double glazed leaded window to front aspect. Radiator. Coving to smooth plastered ceiling.

Four Piece Family Bathroom Suite: 8'9" x 7'2" (2.67m x 2.18m) uPVC double glazed leaded obscure window to side aspect. Modern and attractive white suite comprising panel enclosed bath with mixer tap, separate tiled shower enclosure inset with integrated shower unit, pedestal wash hand basin with mixer tap and dual flush low level WC. Partly tiled walls with contrasting feature tile detailing. Tiled effect flooring. Ladder style heated towel rail. Coving to smooth plastered ceiling with inset spotlights.

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To the Outside of the Property:

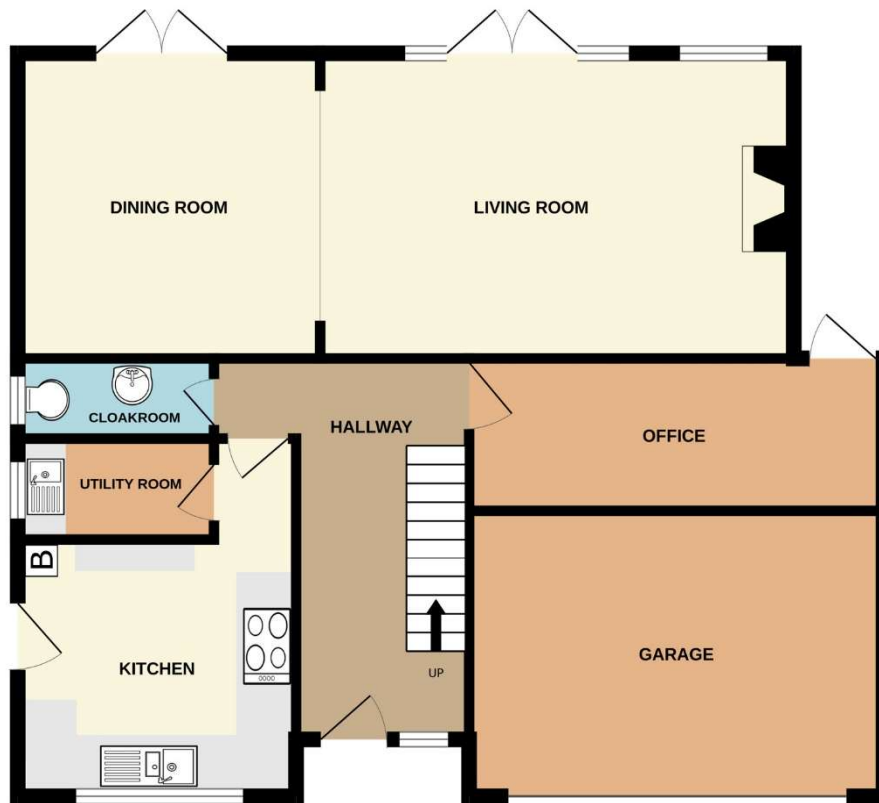
The rear garden enjoys a southerly aspect and is approached directly from the Living/Diner and Office, providing an excellent connection between the internal and external living spaces. A paved terrace extends across the rear of the property and provides ample space for outdoor dining and entertaining, continuing to a further generous paved seating area. The remainder is predominantly laid to lawn with established trees, shrubs and planting to the boundaries. Three useful garden storage sheds. Outside water tap. Gated side access provides a useful concealed area for bin storage and access between the front and rear of the property. The garden is enclosed by timber fencing, providing a good degree of privacy.



Garage: 14'9" x 8'8" (4.5m x 2.64m) Accessed via the Office Space. The remaining garage area features an electric roller shutter door, power and lighting, with wall-mounted utility meters.

The Office has been created from the rear of the original garage, which could be reinstated to provide a full garage if required.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

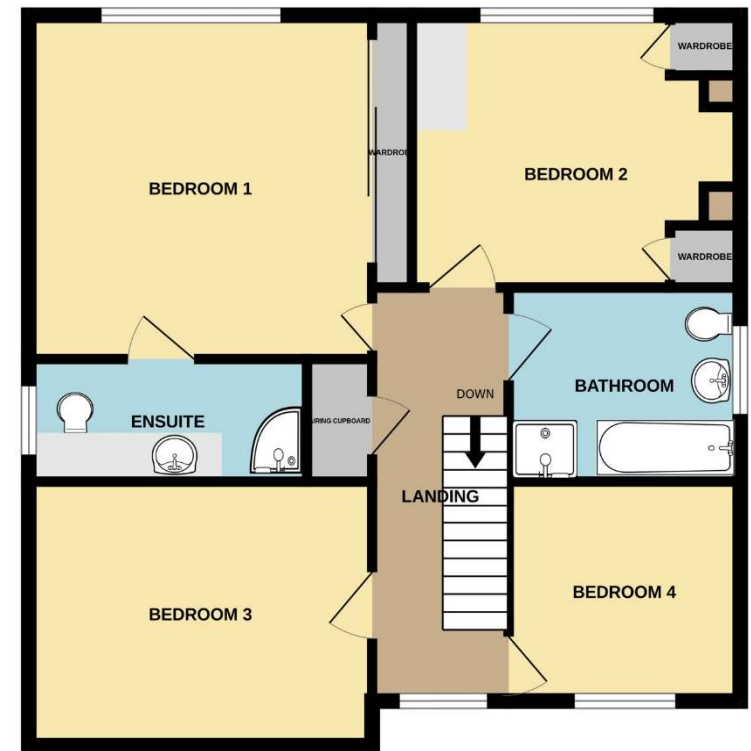


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION



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. 9/22/2026