

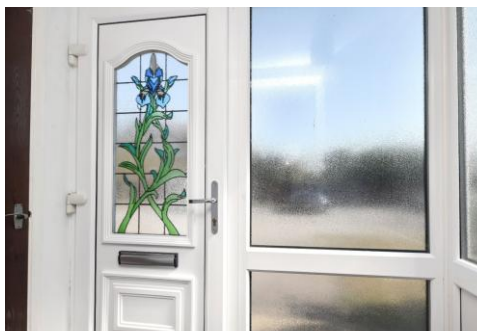
HUNT ROCHE

The Estate Agent



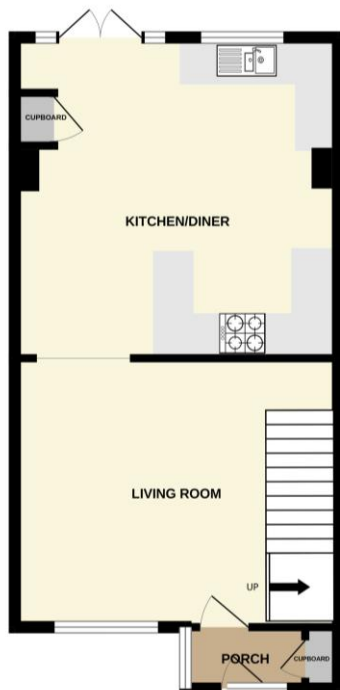
Guide Price: £325,000

18 Rackenford, Bishopsteignton Location, Shoeburyness, Essex, SS3 8BE



Offered for sale with No Onward Chain, this spacious two-bedroom home occupies a generous corner plot within a cul-de-sac in the highly sought-after Bishopsteignton area. Having been extended to the rear, the property boasts a sizeable Kitchen/Breakfast Room with direct access to the south-facing rear garden, creating an ideal space for modern family living. Externally, the home enjoys an exceptionally large frontage with a private driveway and offers outstanding potential to add a garage or create further off-street parking, subject to the necessary planning consents.

Ideally positioned within easy reach of transport links, local shopping facilities, supermarkets, parks and the seafront, this property presents an excellent opportunity for first-time buyers, downsizers or young families, or those looking to create their ideal home in one of the area's most desirable residential locations.



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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- Fantastic Value Home Offering Exceptional Potential with NO ONWARD CHAIN
- Occupying a Generous Corner Plot with Scope to Extend, Add a Garage or Create Further Parking (STPC)
- Extended Kitchen/Breakfast Room & Spacious Living Accommodation
- Two Double Bedrooms & Family Bathroom with Jacuzzi-Style Bath
- Private Driveway, Additional Parking Opposite & Attractive Mature Frontage
- Sunny South-Facing Rear Garden with Gated Side Access
- Quiet Cul-de-Sac Position within the Highly Regarded Bishopsteignton Area
- Within Easy Reach of transport links, Local Shops, Schools, Parks & the Seafront
- An Ideal First Purchase, Investment or Downsizing Opportunity – Early Viewing Highly Recommended



Entrance via: Attractive storm porch with uPVC entrance door incorporating a decorative leaded and obscure glazed picture panel providing access to:

Reception Porch: 7' (2.13) x 2'11" (0.9) (including cupboard) Obscure uPVC double glazed windows to the front and side elevations creating a bright entrance. Built-in storage cupboard housing the utility meters. Textured ceiling. Panelled door inset with obscure glazed inserts leading through to;

Living Room: 15' x 13' (4.57m x 3.96m) uPVC double glazed window to the front elevation, radiator, television and telephone points, useful understairs storage area, staircase rising to the first floor with timber balustrade, feature archway providing open access to the Kitchen/Breakfast Room. Textured ceiling with ceiling light fitting.

Kitchen/Breakfast Room: 15'7" x 15' (4.75m x 4.57m) uPVC double glazed window to the rear elevation overlooking the south-facing garden, uPVC double glazed French doors with matching side panels providing direct access to the rear garden. One and a quarter bowl stainless steel sink unit with mixer tap inset into gloss granite-effect roll edge work surfaces with matching splash backs. Comprehensive range of matching base and eye level units incorporating drawers and open display shelving. Built-in 'New World' double oven, four-ring gas hob with concealed extractor hood over and stainless steel splash back. Space and plumbing for both a washing machine and dishwasher, further appliance space for a fridge/freezer, additional peninsula work surface with open display shelving. Radiator. Wood effect vinyl flooring. Coving to smooth plastered ceiling inset with recessed lighting.

Landing: 6'10" x 3'1" (2.08m x 0.94m) Doors providing access to all first floor accommodation. Access to loft space, built-in recessed airing cupboard fitted with useful linen shelving. Textured ceiling.

Main Bedroom: 11'4" x 10'6" (3.45m x 3.2m) uPVC double glazed window to the front elevation, radiator, pair of doors providing access to a useful over stairs recessed wardrobe/storage cupboard. Textured ceiling.

Bedroom Two: 11'4" x 7'7" (3.45m x 2.3m) uPVC double glazed window to the rear elevation overlooking the south-facing rear garden, radiator. Textured ceiling.

Bathroom: 8' (max) x 6'9" (2.44m (max) x 2.06m) Obscure uPVC double glazed window to the rear elevation. The three piece suite comprising Jacuzzi-style spa bath with mixer tap, with integrated shower unit with fitted curved glazed shower screen, vanity wash hand basin with mixer tap set into a vanity storage unit and dual flush close coupled WC. Tiling to all visible walls. Wall light point. Radiator, extractor fan. Wood effect lino flooring. Textured ceiling.

Garden: The south-facing rear garden has been thoughtfully designed for low maintenance, featuring an extensive paved patio ideal for outside entertaining, shaped central lawn with decorative shingle borders and a variety of mature shrubs and trees. Timber garden shed, outside water tap, enclosed by a combination of brick walling and timber fencing with gated side access to the frontage of the home.



Frontage & Parking:

Occupying an impressive corner plot at the end of a quiet cul-de-sac, the property enjoys an exceptionally generous frontage providing a high degree of privacy. The front garden is predominantly laid to lawn with an attractive mature ornamental plum tree, established shrubs and specimen trees, creating an impressive approach to the property. The driveway provides off-street parking, together with an allocated parking space adjacent to the property. Gated side pedestrian access leads to the rear garden.

The substantial frontage offers excellent potential for the addition of a garage or further off-street parking, subject to the necessary planning consents.

Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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. 7/14/2026