

# *Tudor Gardens, Shoeburyness*



***Guide Price £450,000 - £465,000***

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

## Overview

Offering beautifully presented and exceptionally versatile accommodation extending to over three floors, this outstanding semi-detached family home has been thoughtfully extended and significantly improved to create a superb balance of character and contemporary living. At the heart of the home is a stunning vaulted Kitchen/Dining Room, flooded with natural light and beautifully appointed with a comprehensive range of fitted units, seamlessly opening into a characterful Family Room to create an impressive open-plan living space, perfect for both everyday family life and entertaining. A separate bay-fronted Living Room provides further flexibility and could easily be utilised as a Ground Floor Fourth Bedroom, home office or additional reception room to suit individual requirements.

The First Floor offers two generous Double Bedrooms, served by a beautifully refitted contemporary Four Piece Family Bathroom, whilst the impressive loft conversion creates a magnificent Principal Bedroom with a vaulted ceiling, extensive eaves storage and an abundance of natural light from four Velux roof windows. A contemporary Ground Floor Shower Room/Utility further enhances the practicality of the accommodation, making the property ideally suited to modern family living.

Externally, the attractively landscaped rear garden has been designed for both relaxation and ease of maintenance, offering generous entertaining areas, an artificial lawn, mature planting and extensive external storage, including a substantial timber shed/workshop and additional covered storage area. A particular feature of the property is the outstanding detached Garden Cabin, complete with its own Kitchenette and Shower Room, creating an incredibly versatile ancillary space ideal as a Home Office, Studio, Gym, Hobby Room or occasional Guest Accommodation.

The property is further complemented by ample off-street parking, wide gated side access and is ideally positioned within the sought-after Shoebury High School catchment, just a short distance from East Beach, Gunners Park, local amenities and Shoeburyness Railway Station, offering direct services to London Fenchurch Street. Offered with the added benefit of **No Onward Chain**, this is a truly exceptional home that must be viewed to be fully appreciated.

**Frontage:**

The property occupies a generous plot with an attractive frontage, providing off-street parking for several vehicles via a wide block paved and crazy paved driveway. A gated side access leads to the rear garden and is sufficiently wide to provide excellent access for bicycles, motorcycles or general storage. The home enjoys an attractive appearance with a replacement entrance porch, uPVC double glazed windows and an impressive loft conversion incorporating three Velux roof windows, enhancing both the accommodation and kerb appeal.

**Entrance via:**

Composite entrance door inset with leaded obscure double glazed insert with double glazed side light windows, set beneath an attractive pitched entrance canopy, opening to;

**Reception Hallway: 17'4" x 5'11" (5.28m x 1.8m)**

Staircase rising to the First Floor with spindle balustrade and access to a useful understairs storage cupboard. Panelled doors leading to the Living Room, open-plan Kitchen/Family Room and Ground Floor Shower Room/Utility. Feature picture rail. Radiator. Laminate tiled effect flooring. Smooth plastered ceiling.

**Formal Living Room: 12'8" (3.86) (into bay) x 12'8" (3.86)**

uPVC double glazed bay window to front aspect. Radiator. Wall light points. Coved cornicing to smooth plastered ceiling.

**Ground Floor Shower Room / Utility Room: 8'4" x 6'10" (2.54m x 2.08m)**

Obscure uPVC double glazed window to side aspect and obscure glazed uPVC stable-style door providing access to the sideways, rear garden and frontage. The modern white three-piece suite comprises a fully tiled double length shower enclosure with glazed sliding doors, inset thermostatically controlled shower with handheld attachment and drench-style shower head, dual flush low level w.c. and feature square countertop wash hand basin with rustic-style separate hot and cold taps over. Wooden work surface with appliance space and plumbing for washing machine beneath. Wall mounted mirrored cabinet. Pair of doors opening to a generous recessed understairs storage cupboard inset with shelving. Extractor fan. Ladder style heated towel rail. Contemporary tiled flooring. Smooth plastered ceiling.



**Family Room: 12'4" x 11'4" (max) (3.76m x 3.45m (max))**

Feature opening to the Kitchen/Dining Room framed by exposed structural timbers, creating a superb connection between the living accommodation. Contemporary high gloss stone fireplace with inset electric fire, providing a striking focal point. Radiator. Laminate wood effect flooring. Smooth plastered ceiling.





### **Beautiful Fitted Kitchen: 18' x 8'8" (5.49m x 2.64m)**

A stunning vaulted room, flooded with natural light from three Velux double glazed roof windows, an obscure uPVC double glazed window to the side aspect and uPVC double glazed doors with matching side panels opening onto the rear garden. Further complemented by an attractive exposed brick feature wall to one elevation. The Kitchen is comprehensively fitted with an excellent range of navy blue Shaker-style base, drawer and eye level units complemented by square edge work surfaces and matching upstands. White recessed sink unit with mixer tap over. Built-in 'AEG' electric oven with four-ring 'AEG' induction hob above and wall mounted stainless steel extractor canopy over. Integrated dishwasher. Space for American-style fridge/freezer. Breakfast bar providing informal seating with radiator beneath. Pair of doors to 'walk in style' pantry cupboard inset with shelving. Feature opening framed by exposed structural timbers overlooking the Family Room. Under-cabinet lighting. Large format tiled flooring. Smooth plastered vaulted ceiling inset with recessed LED lighting.

## The First Floor Accommodation comprises



### **Impressive Spacious Landing: 16'7" x 7'4" (max) (5.05m x 2.24m (max))**

A generously proportioned split-level dual aspect landing creating an impressive sense of space, with staircase rising to the Second Floor complemented by attractive painted spindle balustrading. Double glazed leaded light window to the side aspect with further uPVC double glazed window to the front. Radiator. Useful, recessed storage area beneath the staircase. Feature picture rail. Doors providing access to the Bedrooms and Family Bathroom. Smooth plastered ceiling.



### **Rear Bedroom: 12'3" (3.73) x 9'11" (3.02) (excluding wardrobes)**

uPVC double glazed window to the rear aspect. Excellent range of built-in wardrobes incorporating double hanging wardrobes with matching overhead storage cupboards, providing extensive storage. Radiator. Smooth plastered ceiling.



**Family Bathroom: 7'3" x 6'1" (2.2m x 1.85m)** Beautifully refitted in a contemporary style, the Bathroom features a quality white four-piece suite comprising panel enclosed bath with mixer tap, spacious fully tiled walk-in style shower enclosure with glazed sliding doors, thermostatic rainfall shower and separate handheld attachment, concealed cistern close coupled w.c. and vanity wash hand basin with mixer tap. Attractive grey marble-effect tiling to the shower enclosure and half-height to selected walls is complemented by a chrome ladder style heated towel rail, wall mounted mirrored cabinet, obscure uPVC double glazed window to the side aspect, extractor fan, large format tiled flooring and a smooth plastered ceiling.



**Front Bedroom:**  
**13' (3.96) (into bay) x 11'2" (3.4) (max)**  
 uPVC double glazed bay window to front aspect, flooding the room with natural light. Attractive period tiled fireplace with open grate and matching hearth. Radiator. Original exposed timber floorboards. Papered ceiling.

**Upper Landing:** Approached via a staircase from the First Floor Landing with smooth plastered ceiling inset with a generously sized Velux double glazed roof window, flooding the area with natural light. Door to a useful storage cupboard (with restricted head height). Panelled doors to;

**Main Bedroom: 13'1" (4) x 12'11" (3.94) (max) with some restricted head height** An impressive loft conversion creating a spacious principal bedroom, flooded with natural light from four Velux double glazed roof windows to the front and rear aspects. Two low-level doors provide access to useful eaves storage cupboards. Radiator. Smooth plastered vaulted ceiling inset with recessed LED lighting.



### To the Outside of the Property:

The attractively landscaped rear garden has been designed with ease of maintenance in mind, featuring an extensive paved patio ideal for outdoor entertaining together with an artificial lawn, mature trees, established shrubs and well-stocked planted borders creating an excellent degree of privacy. The Garden is accessed via the Kitchen and benefits from excellent external storage, including a substantial almost full-width timber shed/workshop to the rear with an open-fronted covered section to one end, together with a separate timber open-fronted storage area providing further sheltered space for bins, logs, bicycles or garden equipment. A generously wide side access with gated access leading to the front of the property. Outside lighting and water supply.



### Contemporary Exterior Cladded Cabin: 11'4" x 9'1" (3.45m x 2.77m)

A superb, detached timber garden cabin, providing an exceptionally versatile space ideal as a home office, studio, gym, hobby room or occasional guest accommodation. Approached via pair of uPVC double glazed French doors with a uPVC double glazed window overlooking the rear garden. Wood-effect laminate flooring. Electric heater. Smooth plastered ceiling inset with recessed LED lighting. Range of fitted kitchenette units incorporating work surfaces with inset stainless-steel sink and drainer with mixer tap. Plumbing for washing machine. Panelled door to:



**Shower Room: 9'11" x 3'2" (3.02m x 0.97m)** Obscure uPVC double glazed window. The modern white suite comprising glazed shower enclosure with wall mounted 'Triton' shower, concealed cistern W.C. and vanity wash hand basin with mixer tap with ample fitted storage cupboards under with mirrored wall cabinets above. Extractor fan. Wood-effect laminate flooring. Smooth plastered ceiling inset with recessed LED lighting.

Ref; SHO260267  
Council Tax Band C

**PRELIMINARY DETAILS - AWAITING VERIFICATION**

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

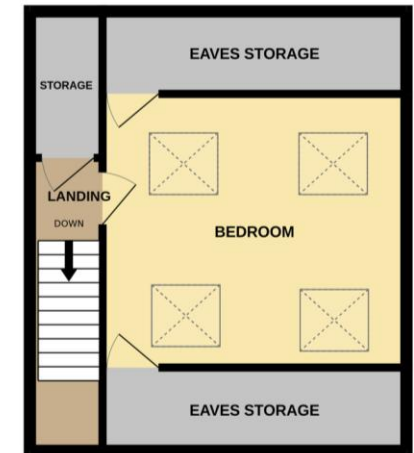
GROUND FLOOR



1ST FLOOR



2ND 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 70 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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