

HUNT ROCHE

The Estate Agent



Guide Price: £475,000 - £495,000

58 Picasso Way, Shoeburyness, Essex, SS3 9XB



COMPLETED ONWARD CHAIN – Guide Price £475,000 - £495,000

A four-bedroom detached family home occupying a good-sized plot, offering well-proportioned accommodation including a spacious lounge/diner, fitted kitchen, conservatory and ground-floor WC. Externally, the property enjoys a generous west-facing rear garden, detached garage and substantial frontage providing ample off-street parking, with further potential to extend the driveway for additional vehicles. Ideally positioned within easy reach of local schools, Friars Park amenities and Shoeburyness' Blue Flag East Beach.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

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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- FOUR BEDROOM DETACHED FAMILY HOME - WITH Completed onward chain
- Generous west-facing rear garden
- Spacious Living Room/diner & uPVC Conservatory
- Fitted kitchen overlooking the rear Garden
- Ground-floor WC & first-floor shower room
- Detached garage & ample off-street parking
- Potential to extend the existing driveway
- Popular location close to schools, amenities & East Beach
- Viewing advised - Huge potential throughout



Entrance via: The property occupies a generous frontage, predominantly laid to lawn, with a driveway providing off-street parking and access to the detached garage. Attractive composite entrance door inset with double glazed leaded inserts through to:

Reception Porch: 5'11" x 3'7" (1.8m x 1.1m) Obscure double glazed windows to front and side aspects. Pair of multi-pane glazed doors to the Entrance Hall. Laminate wood flooring. Textured ceiling.

Generous Hallway: 12'6" x 7'4" (max) (3.8m x 2.24m (max)) Laminate wood effect flooring. Panelled door to a good-sized Cloaks Cupboard with hanging space. Radiator. Stairs rising to the First Floor with half-height storage cupboard beneath. Multi-pane obscure glazed doors to the Kitchen and Living Room. Textured ceiling.

Ground Floor Guest WC: 4'5" x 2'6" (1.35m x 0.76m) High level obscure double glazed window to side aspect. Tiling to all visible walls. Low level flush wc and wash hand basin. Tiled flooring. Textured ceiling.

Open Plan Living Room/Diner:

A particularly spacious open-plan Living/Dining Room providing generous and versatile reception space, with a large box bay window to the front and sliding doors from the Dining Area providing access to the Conservatory.

Living Room area: 15' x 12'7" (4.57m x 3.84m) Large uPVC double glazed box bay window to front aspect. Radiator. Wall light points. Textured ceiling. Open plan to:

Dining Area: 11'5" x 10'8" (3.48m x 3.25m) uPVC double glazed sliding patio doors providing access to the Conservatory. Radiator. Wall light points. Textured ceiling.

Conservatory: 13'1" x 8'1" (4m x 2.46m) uPVC double glazed windows to side and rear aspects, with a pair of

uPVC double glazed French doors opening onto the rear Garden. Sloping glazed roof incorporating an opening roof vent. Wall light point. Tiled flooring. Wall light point.

Kitchen: 11'6" x 10'10" (3.5m x 3.3m) uPVC double glazed window to rear aspect overlooking the Garden. Obscure uPVC double glazed door to sideway. Fitted with a range of eye and base level units with rolled-edge work surfaces over, inset with stainless steel one-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated double oven with five ring gas hob and stainless steel extractor hood over. Integrated fridge/freezer. Under-counter dishwasher and concealed washing machine to remain. Tiled splashbacks. Tiled flooring. Textured ceiling inset lighting.

The First Floor Accommodation comprises

Landing: 14'5" x 2'9" (4.4m x 0.84m) Double glazed window to side aspect. Panelled door to recessed airing cupboard with linen shelving and radiator. Panelled doors to all first floor rooms. Textured ceiling with access to loft space.

Bedroom One: 12' x 11'11" (3.66m x 3.63m) Double glazed window to front aspect. Extensive range of fitted bedroom furniture incorporating wardrobes, part mirror-fronted wardrobes, overhead storage cupboards, bedside cabinets with drawers and display shelving. Radiator. Textured ceiling.

Bedroom Two: 12' (3.66) (max) x 11' (3.35) (max) Double glazed window to front aspect. Radiator. Textured ceiling.

Bedroom Three: 11'11" x 8'6" (3.63m x 2.6m) Double glazed window to rear aspect. Radiator. Textured ceiling.

Bedroom Four: 8'8" (2.64) (max) x 9' (2.74) (max) Double glazed window to rear aspect. Radiator. Textured ceiling.

Dual aspect Shower Room: 8'5" x 5'2" (2.57m x 1.57m) Obscure double glazed windows to rear and side aspects. Tiled walls inset with decorative border tiling. Double width walk-in shower enclosure with integrated shower unit and fitted disability seat. Vanity wash hand basin with mixer tap and storage cupboards beneath. Low level dual flush WC. Partly tiled walls. Radiator. Tiled flooring. Textured ceiling.

To the Outside of the Property:

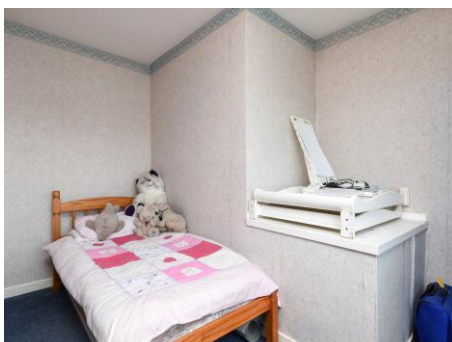
The property benefits from a generous west facing rear garden, predominantly laid to lawn with an extensive block paved patio providing ample space for outside seating and entertaining. Established shrub and flower borders. Timber fenced boundaries. Timber framed shed (to remain). Gated side access leading to the frontage and courtesy door to the detached garage.

Garage:

Courtesy door to side aspect. Up and over door to front.

Council Tax Band E

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. 9/18/2026