

*'Oakhurst'*

128a Richmond Avenue, Shoeburyness



Asking Price £500,000

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



## 'Overview'

This stunning end-of-terrace home, "Oakhurst," presents a unique opportunity for luxurious, contemporary living. Designed with high-quality fixtures and finishes, this property combines style with functionality across three beautifully appointed floors.

**Ground Floor:** Enter through a stylish Reception Hallway with a glass balustrade staircase. The ground floor offers a separate Living Room. Beyond that, a sleek Utility Room with access to a convenient Guest WC enhances the home's functionality. The heart of the home is the open-plan Kitchen/Family Room/Diner, a spectacular space with direct access to the expansive, west-facing rear garden. This stunning kitchen features a high-end German two-tone design, equipped with premium Bosch appliances and luxurious marble countertops. A distinctive wrapped breakfast bar adds both style and seating options. The garden, accessible through this family area, boasts a generous porcelain patio, ideal for alfresco dining or unwinding in the evening sun. Throughout the ground floor, Karndean flooring lends a cohesive and sophisticated touch.

**First Floor:** The first floor comprises three bedrooms, including two spacious doubles. The highlight here is the fully tiled four-piece bathroom suite, complete with a stunning freestanding bathtub that serves as a luxurious focal point.

**Top Floor:** On the top floor, a Velux window fills the staircase with natural light, leading to the impressive principal bedroom. This dual-aspect bedroom is a true retreat, featuring a luxurious ensuite and ample space, enhanced by its unique positioning at the top of the home.

**Location and Amenities:** Perfectly positioned, "Oakhurst" provides easy access to Shoeburyness and Thorpe Bay stations, with fast access to London. The home is close to schools, shops, award-winning East Beach, and only 5 miles from Southend Airport.

" *Oakhurst* " offers an exceptional blend of modern style, comfort, and convenience.

## Key Features;

- Beautifully designed home offering 'top of the range' fixtures and fittings throughout including 'Karndean' flooring, Branded integrated appliances and designer style Bathrooms ... Viewing essential
- Four Bedrooms with the principle dual aspect bedroom occupying the entire top floor with a beautiful ensuite shower suite
- Impressive open plan fully fitted Kitchen with marble worksurfaces extending to breakfast bar seating area, overlooking the Dining & Family Room area providing access to the rear Garden via bifold doors
- Separate formal Sitting Room
- Utility Room with Guest Cloakroom WC
- An outstanding four piece family bathroom to the first floor with a beautiful free standing bath and high quality tiling
- Ideal for Primary & Seniors Schools, Shopping facilities and transport links
- Off Road Parking & Generous size west facing turfed garden with porcelain patio seating areas
- Offered with No Onward Chain and the remaining balance of the Builders Guarantee



**Frontage:** Block paved area providing off road parking, with matching pathway and hedge planted borders, provide access to;

**Entrance:** Attractive composite door inset with obscure leaded double glazed insets with attractive feature obscure double glazed panel inset with house name 'Fairview'

**Reception Hallway:** Feature 'Karndean' herringbone designed flooring. Radiator. Oak panelled doors to formal Sitting Room, Utility Room and Kitchen/Family Room/Diner. Stairs rising to first floor accommodation with handover over inset with contemporary glazed balustrade. Further oak panelled door to under stair storage cupboard with smooth plastered ceiling, lighting & power point. Smooth plastered ceiling inset with recessed lighting.



**Impressive Open plan Kitchen/Family Room/Diner:** Overall measurement 19'4" (5.9) x 15'10" (4.83) Almost full width three door set of bi-fold door opening to the generous rear Garden. Feature 'Karndean' herringbone designed flooring. Two radiators. Smooth plastered ceiling inset with recessed lighting.



**Fully integrated Kitchen Area:** The truly attractive comprehensive kitchen is fitted with a range of two tone 'German' eye and base level units with marble working surfaces over inset with stainless steel single bowl unit with mixer tap over. The work surfaces extends to provide a sizeable 'wrapped' marble breakfast bar seating area with feature pendant lighting over, inset with, four ring 'Bosch' induction hob featuring a 'DownAir System' extractor bonnet. The integrated 'Bosch' appliances include full size dishwasher, upright fridge/freezer together with a pair of built in eye level ovens.





**Formal Sitting Room/Snug: 14'3" (4.34) (into bay) x 9'5" (2.87)** uPVC double glazed bay window to front aspect. Feature 'Karndean' herringbone designed flooring. Radiator. Smooth plastered ceiling inset with recessed lighting.



**Utility Room: 6' x 6' (1.83m x 1.83m)** Feature 'Karndean' herringbone designed flooring. The Utility area comprises a marble worksurfaces area inset with stainless steel bowl unit with mixer tap over with storage cupboard and further undercounter recess for washing machine and a further appliance. Radiator. Wall mounted boiler. Extractor fan. Smooth plastered ceiling inset with recessed lighting. Oak panelled door to;

**Ground Floor Guest Cloakroom / WC: 6' x 3' (1.83m x 0.91m)** Obscure uPVC double glazed window to side aspect. The two piece suite comprises concealed cistern flush WC and wall mounted vanity wash hand basin with mixer tap over and storage cupboard under. High quality tiling to WC and basin area. Ladder style heated towel rail. Extractor fan. Smooth plastered ceiling inset with recessed lighting.

### The First Floor Accommodation comprises

**Landing: 9' x 6'3" (2.74m x 1.9m)** Approached via carpeted staircase. Radiator. Oak panelled doors to Guest Bedroom, Bedroom Three, Bedroom Four and Family Bathroom. Further staircase to second floor accommodation with handrail inset with contemporary glazed balustrade. Newly fitted dark grey colour carpet. Smooth plastered ceiling inset with recessed lighting.







**Luxurious Four piece Bathroom Suite:  
9' (2.74) x 5'8" (1.73) (increasing to 6'10" (2.08))**

Obscure uPVC double glazed window to side aspect. The sensational four piece suite comprises a freestanding bath unit with wall mounted controls and shower attachment, with a pair of feature shelving recesses, dual flush WC, wall mounted vanity wash hand basin with mixer tap over and storage drawer under and independent tiled shower enclosure inset with recess shelving niche and integrated shower unit with drencher style shower head and additional further hand held attachment. Attractive porcelain high gloss tiling to all visible walls. Ceramic tiled flooring. Circular wall mounted LED back lit mirror. Ladder style heated towel rail. Extractor fan. Smooth plastered ceiling inset with recessed lighting.





**Guest Bedroom: 15'9" x 9'8" (4.8m x 2.95m)**

Pair of uPVC double glazed windows to rear aspect. Newly fitted dark grey colour carpet. Two radiators. Smooth plastered ceiling inset with recessed lighting.

**Bedroom Three: 13'2" (max) x 9'1" (4.01m (max) x 2.77m)**

uPVC double glazed bay window to front aspect. Newly fitted grey colour carpet. Radiator. Smooth plastered ceiling inset with recessed lighting.

**Bedroom Four: 8'3" x 6'3" (2.51m x 1.9m)**

uPVC double glazed window to front aspect. Newly fitted grey colour carpet. Radiator. Smooth plastered ceiling inset with recessed lighting.





## Second Floor Accommodation comprises

**Lobby:** Sloped, smooth plastered ceiling inset with Velux double glazed window to front aspect. Newly fitted grey colour carpet. Oak panelled door to



**Principal Bedroom:** 20'6" (6.25) (some restricted head height) x 14' (4.27) (max) uPVC double glazed window to rear aspect. Further double glazed Velux window to front aspect. Newly fitted grey colour carpet. Radiator. Smooth plastered ceiling inset with recessed lighting. Oak panelled door to;

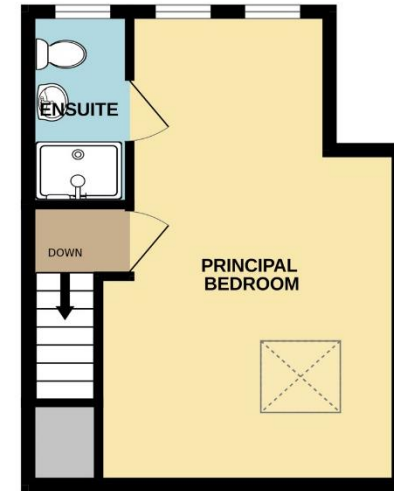
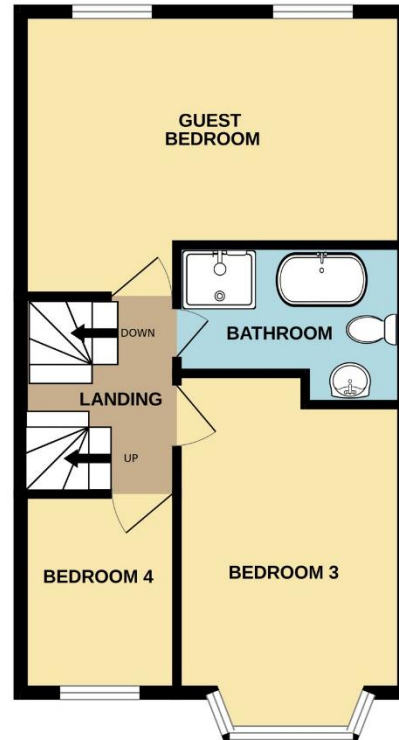
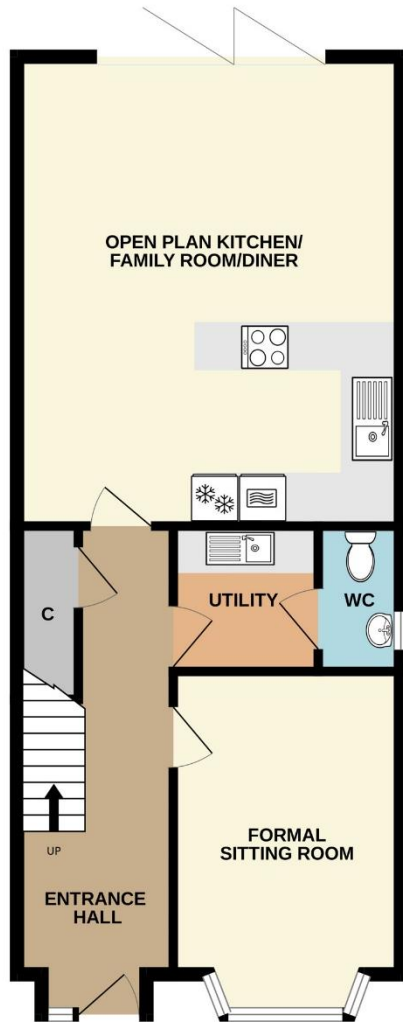
**Ensuite Shower Suite:** Obscure uPVC double glazed window to rear aspect. The contemporary three piece suite comprises dual flush WC, wall mounted vanity wash hand basin with mixer tap over and storage drawer under and independent tiled shower enclosure inset with recess shelving niche and integrated shower unit with drencher style shower head and additional further hand held attachment. Attractive porcelain high gloss tiling to vanity sink splashback and within shower enclosure. Ceramic tiled flooring. Circular wall mounted LED back lit mirror. Ladder style heated towel rail. Extractor fan. Smooth plastered ceiling inset with recessed lighting.



**To the Outside of the Property:**

The rear Garden is approached via the Kitchen/Family Room and commences with a generous size porcelain patio seating area gated side access. Outside water tap. Mainly laid to lawn with established tree to rear. Fencing to boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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**PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240389**

**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

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