

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £375,000**

75 Gunners Road, Shoeburyness, Essex, SS3 9SB



A well-presented versatile family home is set over three levels and could accommodate either three or four bedrooms. The home boasts stunning Estuary views from the open plan Living Room/Diner, and two of the Bedrooms to the top floor. The property features a light and airy fitted kitchen, a three-piece Shower Room to the top floor together with a Ground Floor Guest WC and a further reception room which could be utilised as a further Bedroom. Additionally, it offers parking, Garage and a WEST FACING rear Garden. Located close to Shopping facilities, mainline railway links to Fenchurch Street and East Beach.

**No Onward Chain.**



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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- Spacious and versatile family home over three floors offering Sea Glimpses towards the Thames Estuary
- The home offers three bedrooms to the top floor, with a further ground floor reception room, which can be used as a bedroom four or Home Office etc
- Stunning views from the open-plan Living Room/Diner and two of the top-floor Bedrooms
- Light and airy fitted kitchen
- Three-piece shower room on the top floor and further Ground floor Guest WC
- Parking and garage
- West-facing rear garden
- Ideally located close to Shopping facilities, mainline Railway station, bus routes and Award winning East Beach
- Offered with No Onward Chain



**Entrance via:** uPVC double glazed sliding door leading to;

**Entrance Porch:** 7'1" x 3'5" (2.16m x 1.04m) Further glazed window to side aspect. Door to recessed storage cupboard housing utility meter and fuse box. Wood panelled ceiling.  
uPVC door inset with obscure leaded shaped insert providing access to;

**Hallway:** 28'5" x 6'8" (8.66m x 2.03m) Stairs rising to first floor accommodation. Door to cupboard housing the 'obsolete' warm air boiler system - this can be removed in order to create a further storage cupboard. Electric radiator. Door to Ground floor Bedroom. Further door to Ground Floor Cloakroom/WC. Attractive uPVC double glazed door providing access to rear garden. Further door to; Courtesy door to Garage. Textured ceiling.

**Ground Floor Guest Cloakroom/WC:** 6'6" x 3'3" (1.98m x 1m) Obscure uPVC double glazed window to rear aspect. The two piece white suite comprises low level flush wc and suspended wash hand basin cupboards under. Tiling to dado height. Textured ceiling.

**Reception Room / Potential Bedroom Four:** 10'6" (3.2) (including wardrobes) x 8'5" (2.57) A good size Reception Room, which could provide a multitude of uses such as a Home Office or a Potential Ground Floor Bedroom. uPVC double glazed window to rear aspect. Built in floor to ceiling mirror fronted 'slide'a'robe to one aspect with ample hanging space and shelving. Coving to textured ceiling.

#### **The First Floor Accommodation comprises**

**Landing:** Multi pane glazed door to Living Room. Textured ceiling. Open access to;

**Kitchen/Diner:** 9'3" x 8' (2.82m x 2.44m) uPVC double glazed window to rear aspect. The kitchen comprises a range of eye and base level units with rolled edge working surfaces over inset with single drainer one-and-a-quarter sink unit with mixer taps over. Freestanding double electric oven with four ring gas hob over with concealed extractor hood over. Various display cabinets. Recess housing inset with 'Hotpoint' upright fridge/freezer (to remain). Under counter 'Bosch' washing machine (to remain). Splashback tiling. Glazed 'servery' through to Dining area. Textured ceiling.

**Dual aspect Living Room/Dining Area:** Overall measurement 28'5" (8.66) x 12'4" (3.76) (max)

**Living Room Area:** 15' x 12'4" (4.57m x 3.76m)

Impressive almost full width uPVC double glazed window to front aspect offering superb views towards the Thames Estuary. Electric radiator. Multi pane glazed door to Lobby to staircase to second floor. Coving to textured ceiling. Open Plan to;

**Dining Room Area:** 13'1" x 7'1" (4m x 2.16m)

uPVC double glazed window to rear aspect. Electric radiator. Coving to textured ceiling.

**Inner Lobby:** uPVC double glazed window to front aspect. Textured ceiling. Stairs rising to;

### **The Second Floor Accommodation Comprises**

**Landing:** 13'4" x 6'8" (4.06m x 2.03m) Door to airing cupboard housing water tank and linen shelving. Electric radiator. Doors off to all rooms. Textured ceiling with access to loft space.

**Bedroom One:** 15'3" x 8'6" (max) (4.65m x 2.6m (max)) Almost full width uPVC double glazed window to front aspect offering superb views towards East Beach. Textured ceiling.

**Bedroom Two:** 12'10" x 8'5" (max) (3.9m x 2.57m (max)) uPVC double glazed window to rear aspect. Electric radiator. Textured ceiling.

**Bedroom Three:** 7'7" x 6'9" (max) (2.3m x 2.06m (max)) uPVC double glazed window to front aspect offering superb views towards East Beach. Door to built in 'over-stairs storage cupboard'. Textured ceiling.

**Family Bathroom:** 6'7" x 6'4" (2m x 1.93m) Obscure uPVC double glazed window to rear aspect. The three piece suite comprises a part raised double width shower enclosure with wall mounted 'Triton' electric shower, pedestal wash hand basin and low level flush wc. Tiling to all visible walls. Textured ceiling.

### **To the Outside of the Property:**

The WEST FACING rear garden commences with a paved patio area with the remainder of the garden is mainly laid to lawn with sculptured boundaries, established shrubs and trees to borders and fencing to boundaries.

### **Frontage:**

The front of the property provides off road parking for two vehicles with access to;

**Garage:** 18' x 8'6" (5.49m x 2.6m)

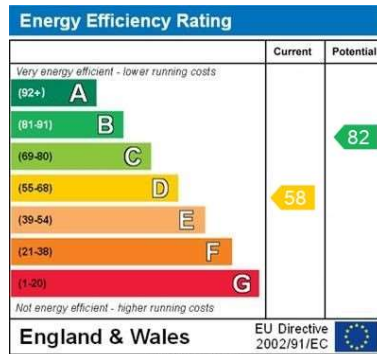
Roller shutter door to front. Power and lighting

**Council Tax Band D**

**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. 9/17/2024