

**SHOEBURY ROAD**  
**GREAT WAKERING, SS3 0BW**

**OFFERS IN EXCESS OF £450,000**  
**FREEHOLD**

\*\* SIMPLY SENSATIONAL & FULLY DETACHED VICTORIAN HOUSE WITH THREE BEDROOMS WHICH OFFERS A LARGE SITTING/DINING OF 23ft OPENING ONTO A STYLISH KITCHEN WITH BREAKFAST BAR - 80ft WEST FACING GARDEN & INDEPENDENT DRIVEWAY - DO NOT MISS THIS ONE \*\*

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# SHOEBURY ROAD

- Stunning & fully detached period home
- Three bedrooms
- Lounge with feature bay window
- Large dining/sitting room open plan onto the kitchen with breakfast bar
- Utility & ground floor shower room/W.C
- Large and gorgeous family bathroom (first floor)
- West facing garden measuring some 80ft at it's maximum depth
- Large outbuilding/summerhouse offering a multitude of uses
- Independent driveway via dropped kerb access
- Popular village location



RP&C Estate Agents are thrilled to present to you this Period property steeped with charm and beautifully enhanced with a stylish attention to detail, this impressive home has been thoughtfully extended to create the perfect setting for modern family living.

The ground floor offers a superbly versatile layout, featuring multiple reception areas including a welcoming lounge, a cosy family room, and an elegant dining space that seamlessly flows into a well appointed kitchen, ideal for both everyday living and entertaining. A separate utility room and a contemporary ground floor shower room add a high level of practicality and convenience.

Upstairs, the property continues to impress with three bedrooms, complemented by a large family bathroom finished to a luxurious standard and sure to dazzle.

Externally, the west-facing rear garden provides a private and tranquil retreat, perfect for relaxing or hosting guests. The space is beautifully arranged with mature borders, a lawned area, a generous outbuilding, log store, and a covered patio for year-round enjoyment.

Perfectly positioned, the property is just a short stroll from the coastline, nearby green spaces, and

Shoeburyness station, offering an enviable lifestyle by the sea with excellent transport links. The property is within a 5 minute walk of the high street and it's shops, restaurants and chemist.

## Entrance Hallway

**Lounge 14'9 into bay x 12'6**

**Sitting/Dining/Kitchen Breakfast Room 23' x 9'8**

The roof to the dining area was replaced in April 2024 and has a 10 year guarantee along with a stunning glass roof. Feature log burner to remain.

**Kitchen With Breakfast Bar 7'9 x 9'9**

The kitchen is open plan to the sitting/dining room. The stylish fridge/freezer will remain along with a slimline dishwasher and microwave.

**Utility Room 9'8 x 4'3**

**Shower Room/W.C 9'8 x 3'11**

**First Floor Landing**

Loft access. The combination boiler is located in the loft and is circa 4 years old. (installed circa 2022)

**Bedroom One 14'7 into bay x 12'1**

**Bedroom Two 12'11 x 9'7**

**Bedroom Three 6'4 x 5'11**

**Stunning Family Bathroom/WC 9'8 x 8'2**

**Private West Facing Picturesque Garden**

Commencing with a paved patio area directly accessed via French doors, the garden is beautifully

arranged with well stocked flower and shrub borders, leading onto a predominantly lawned area. The garden has apple and pear trees and herb plants. Further features include a covered log store and an impressive covered veranda, ideal for housing a hot tub or spa, complete with double timber doors providing access to:

**Outbuilding/Summerhouse 15'1 x 11'**

Windows to front, door to rear providing access to walkway access to St Johns Road.

**Front**

An independent driveway provides off street parking via a dropped kerb access.

## SHOEBURY ROAD





SERVICES  
5.51 & 53  
PICKING UP POINT  
RISING SUN

12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
WATER

VICTORIA CIRCUS  
52  
SEA FRONT  
HORSHEAL  
SEAWAY

# SHOEBURY ROAD

## ADDITIONAL INFORMATION

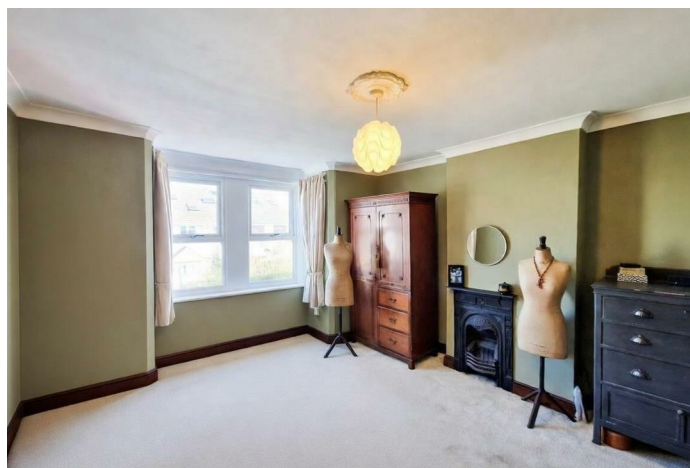
**Local Authority** – Rochford Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1120.00 sq ft

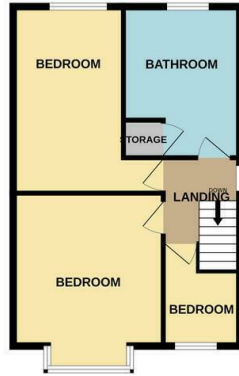
**Tenure** – Freehold



GROUND FLOOR  
929 sq. ft. approx.

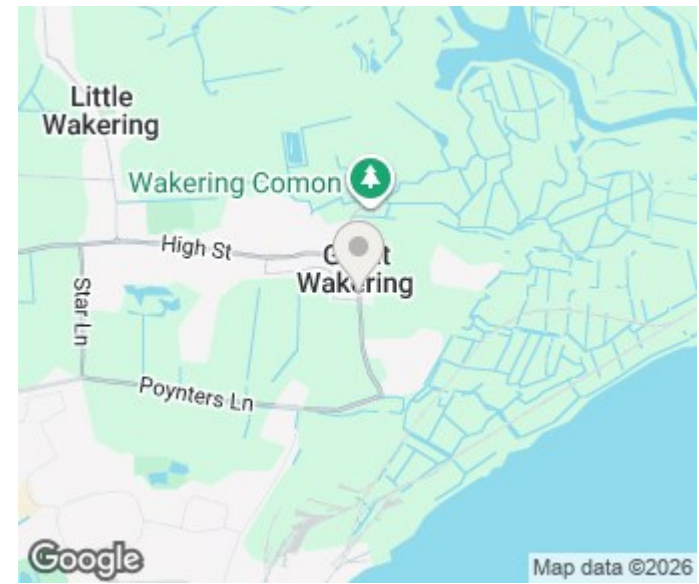


1ST FLOOR  
489 sq. ft. approx.



TOTAL FLOOR AREA: 1419 sq. ft. 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 condition or efficiency can be given. Made with Metreapp ©2025



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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