

One Bedroom, Terraced House For Sale - **£220,000**

Weaverdale, Shoeburyness, SS3 8XL



## KEY FEATURES

- One bedroom House
- Open plan, kitchen lounge diner
- Fitted shutters
- Modern four piece bathroom
- Built in wardrobes to the bedroom
- Minutes from shops, eateries and popular travel routes
- A short drive from East Beach and Gunners Park
- Off street parking within a communal car park
- Brick built garage
- Viewings available now!

## Description

Calling all first time buyers! One of a kind, one bedroom house! Belle Vue are happy to welcome this tranquil property to the sales market. Situated within Shoeburyness, this home enjoys a prime, cul-de-sac location just a walk away from popular shops, eateries and transport routes, with desired attractions such as East Beach and Gunners park just a short drive away. Offering a bright and spacious, open plan kitchen lounge diner, this home offers comfortable, yet convenient living with its modern touches and charming ambiance. Continuing to the first floor, you will find a modern, four piece bathroom alongside a generously sized bedroom, complete with mirrored, fitted wardrobes. Boasting off street parking within a communal car park, a brick built garage and double glazing throughout, early viewings are advised to truly appreciate this home!

## Accommodation

### Entrance Porch

Accessed via a secure, uPVC front door, you are welcomed into the porch. With tiled flooring and painted walls, this space allows storage for coats and shoes, with a further door leading into the open plan lounge, kitchen and diner.

**Open Plan Kitchen Lounge Diner** 15' 6" x 13' 7" (4.72m x 4.14m)

### Lounge/Diner Area

Accessed from the entrance porch, you are welcomed into the lounge/diner. With wood effect flooring and painted walls, this space benefits from a wall mounted electric heater as well as a charming, double glazed bay window complete with elegant fitted shutters. Finished with recessed spot lighting for a modern feel, this area seamlessly transitions into the kitchen space towards the rear elevation. From here, there is a carpeted, rising staircase leading to the first floor landing.

### Kitchen

From the open plan lounge diner, you are guided into the kitchen space. With comprised of both eye level and low level units, this area houses amenities such as a inset sink with drier unit, electric hob, oven and extractor as well as plumbing access for a washing machine. Complete with a double glazed window towards the side elevation of the property, with elegant fitted shutters, this space is finished with tiled flooring and splashback wall tiling.

### First Floor Landing

From the open plan lounge, kitchen diner, there is a rising staircase leading to the first floor landing. With carpet flooring and painted walls, there are further doors leading to the bathroom and bedroom.

### Bathroom 5' 2" x 7' 3" (1.57m x 2.21m)

Accessed from the first floor landing, there is a modern, four piece bathroom suite. Comprised of a shower cubicle, a low level W/C, a paneled bath and pedestal sink, this space boasts additional benefits such as a wall mounted mirror, wall mounted storage unit and double glazed window towards the side elevation, with elegant fitted shutters. Finished with recessed spot lighting, tiled walls and tiled flooring.

### Bedroom 10' 0" x 10' 4" (3.05m x 3.15m)

Accessed from the first floor landing, there is a generously sized bedroom. With carpet flooring and painted walls, this space benefits from a fitted electric heater, a double glazed window towards the side elevation and built in, mirrored storage cupboards for added convenience.

### Off Street Parking

This property provides access to a communal car park to allow for off street parking.

### Garage

This property provides access to a brick built garage unit within the development, providing additional storage space.





# Floorplan

GROUND FLOOR



1ST 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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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**  
 EPC rating for this property is: **D**  
 Tenure of the property is: **Freehold**



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.