



GOYA RISE

SHOEBURYNESS, SS3 9TE

OFFERS IN THE REGION OF
FREEHOLD

EXTENDED TWO BEDROOM FAMILY HOME, BOASTING STUNNING OPEN-PLAN LIVING ACCOMMODATION, A BEAUTIFULLY LANDSCAPED REAR GARDEN, OFF-STREET PARKING, GARAGE AND MUCH MORE. POSITIONED IN A QUIET DUL-DE-SAC LOCATON.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Simply superb house - Completely deceptive living space
- Two double bedrooms
- Living room with feature fire
- Stunning & extended kitchen with central island, bi-folding doors & glass roof
- Modern bathroom/w.c
- Beautiful garden with large feature pond
- Large outbuilding/workshop - ideal for a multitude of different uses
- Feature Carport & ample on street parking opportunities
- Close to major C2C rail links & award winning blue flag beaches
- You will not want to miss this



RP&C Estate Agents are delighted to present this beautifully transformed two-bedroom residence, offering an abundance of style, space, and surprises in the ever-popular town of Shoeburyness.

From the moment you step inside, this deceptively spacious home unfolds in the most elegant fashion.

The ground floor showcases a welcoming living room that flows seamlessly into a stunning extended kitchen—dining space—the true heart of the home. Designed with entertaining in mind, the kitchen boasts a central island, high-end integrated appliances, a dramatic lantern-style glass roof flooding the space with natural light, and sleek bi-folding doors opening directly onto the garden, creating a perfect indoor—outdoor lifestyle.

Upstairs, you'll find two generous double bedrooms, complemented by a beautifully presented modern family bathroom, all finished to an impeccable standard.

Externally, this home truly impresses. The mature, landscaped garden offers a private oasis-style retreat, complete with a feature pond and established planting. Practicality and versatility abound with a garage conversion, ideal as a home office, gym, or creative studio, together with a further outbuilding brimming with character and potential. An external carport adds extra

convenience, alongside plentiful on-street parking.

Every detail has been carefully considered, with the property benefiting from double-glazed windows, gas central heating, and significant improvements in recent years.

Situated close to major rail links offering direct access to London Fenchurch Street, well-regarded schools, and Shoebury's award-winning Blue Flag beaches, this captivating home combines the very best of coastal living with commuter convenience.

A home of style, charm, and endless possibilities—early viewing is strongly recommended.

Entrance Porch

Living Room

Kitchen/Dining/Family Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Rear Garden

Workshop

Carport

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ADDITIONAL INFORMATION

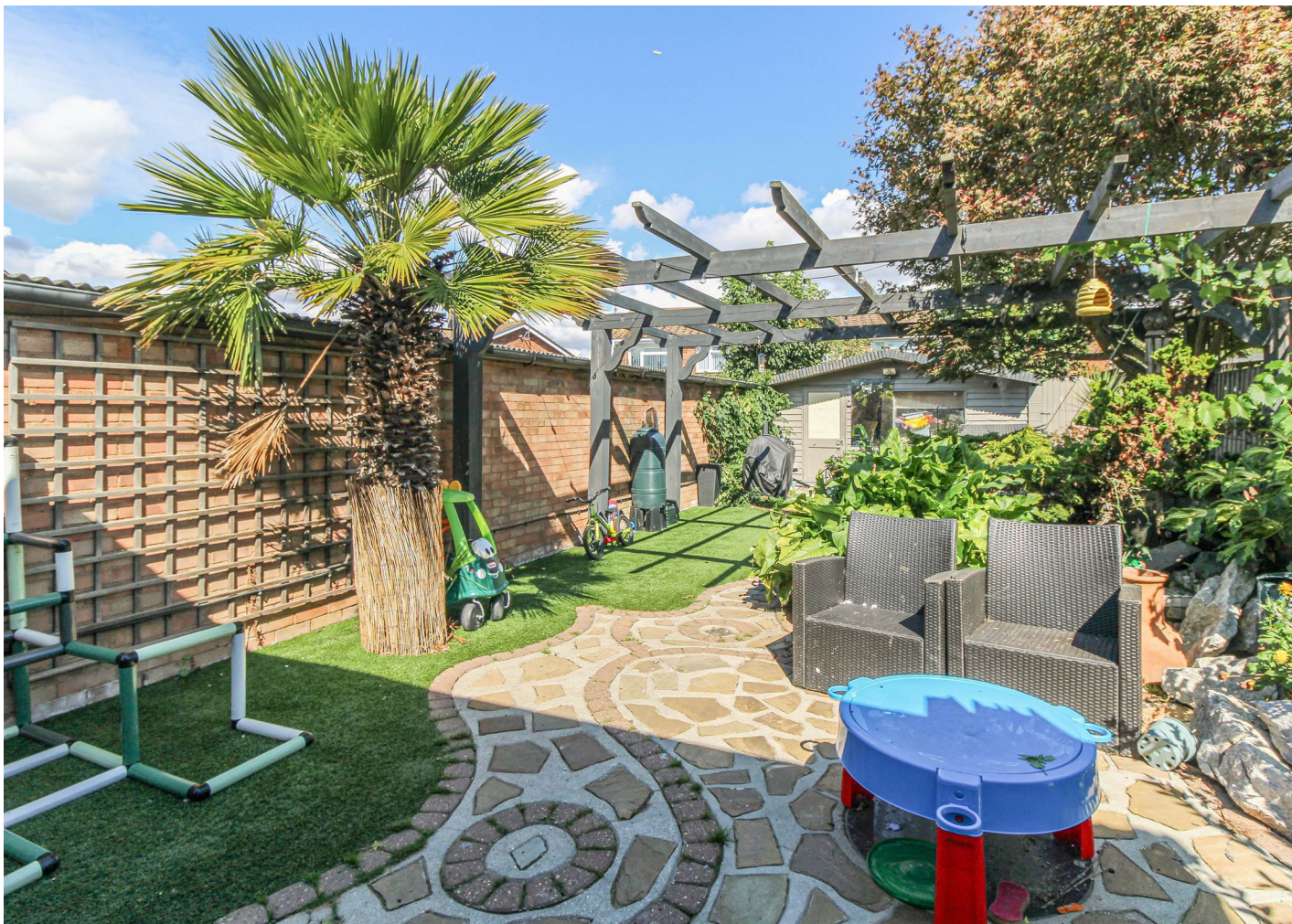
Local Authority –

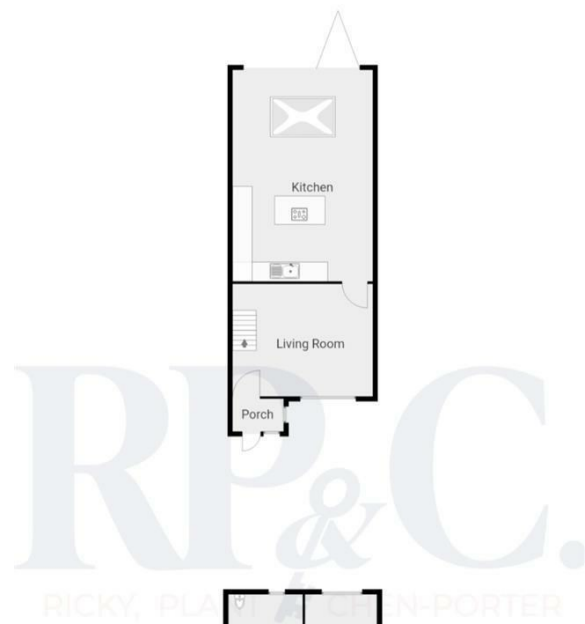
Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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