



FOR SALE

**Artillery Avenue,
Southend-On-Sea SS3 8EE**

Asking Price £325,000 Freehold Council Tax Band - C

3  2  1  775.00 sq ft

- Three Bedroom Family Home In Desirable Setting
- Lounge/Diner Ideal For Everyday Family Living
- Kitchen With Space For A Breakfast Area
- Bedroom One With Private Ensuite Shower Room
- Built In Wardrobes To All Three Bedrooms
- Low Maintenance South East Facing Rear Garden
- Allocated Parking Space To Rear Accessed Via Military Close
- Loft Access Via Pull Down Ladder With Part Boarded Storage And Shelving
- Close To Green Spaces For Children At Shoebury & Friars Parks
- Short Drive To Seafront Leisure At Shoebury East Beach

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Westcliff, Leigh, Southend and the surrounding areas.

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Description

Inside, this three-bedroom home has been arranged with modern family living in mind, offering a natural flow from the front door through to the spacious lounge/diner and onward into the kitchen. Thoughtful details including built-in wardrobes to all bedrooms, an ensuite to the first bedroom and useful loft storage all contribute to a home that feels both practical and effortlessly comfortable.

Externally, the property offers a simplistic appeal. The south-east facing rear garden has been designed for ease of maintenance, allowing buyers to enjoy outdoor space without the burden of constant upkeep, while the neat frontage and allocated parking to the rear add further convenience.

Set within a sought-after part of Shoeburyness which was built within the last 15 years, this property enjoys the benefits of a coastal lifestyle while remaining exceptionally practical for daily life. With access to seafront leisure, green spaces at Shoebury & Friars Park, local schooling and rail connections from Shoeburyness Station into London Fenchurch Street, the location is ideal for families, professionals and commuters alike, offering a setting that feels both relaxed and well connected.

Measurements

Entrance Lobby

1.44m x 1.31m (4'8" x 4'3")

W/C

1.02m x 1.49m (3'4" x 4'10")

Lounge

5.44m x 3.13 < 3.38m (17'10" x 10'3" < 11'1")

Kitchen/Diner

4.23m x 2.92m (13'10" x 9'6")

Bedroom 1

3.15m x 2.71m < 3.66m (10'4" x 8'10" < 12'0")

En-suite

1.47m x 1.40m (4'9" x 4'7")

Landing

3.34m x 0.75m (10'11" x 2'5")

Bathroom

2.31m x 1.70m (7'6" x 5'6")

Bedroom 2

2.34m > 1.45m x 3.43m (7'8" > 4'9" x 11'3")

Bedroom 3

2.59m x 1.82m (8'5" x 5'11")

Ground Floor

Stepping into the home, you are welcomed by an entrance hallway, with a conveniently placed ground floor W/C positioned directly ahead. The accommodation then opens into a spacious lounge/diner, a wonderfully sociable area designed to bring family life together. With ample room for comfortable seating as well as a dining table, this is a versatile and well-balanced space, equally suited to relaxed evenings in or entertaining guests. From here, the layout continues naturally into the kitchen, where there is further room for a breakfast area, perfect for busy mornings or informal meals. Sliding doors at the rear draw in natural light and provide a seamless connection out to the garden, enhancing the sense of flow throughout the ground floor.

First Floor

Upstairs, the property offers three well-proportioned bedrooms, each benefitting from built-in wardrobes to ensure excellent day-to-day storage. The first bedroom enjoys the added luxury of its own ensuite shower room, creating a private and comfortable retreat. Bedroom two is a double room and

also provides access to the loft via a pull-down ladder. The loft itself has been thoughtfully enhanced with a part-boarded floor and fitted shelving, offering valuable additional storage space. Bedroom three is an adaptable room that would work beautifully as a younger child's bedroom, nursery or home office, making it especially appealing for modern buyers seeking flexibility for home working.

Exterior

Outside, the rear garden has been fully paved to create an attractive, low-maintenance outdoor space that can be enjoyed with ease throughout the seasons. Its south-easterly aspect ensures it receives a vast amount of sunshine, making it a lovely setting for morning coffee, outdoor dining or simply unwinding in the warmer months. To the front, the home has a paved walkway and gravelled beds that provide a smart and tidy first impression. In addition, the property benefits from an allocated parking space located within the communal car park to the rear, accessed conveniently via Military Close.

Location

Positioned nearby to the Shoeburyness Garrison area, this home enjoys a setting that combines coastal character with everyday convenience. Shoeburyness is well regarded for its attractive seafront surroundings, with East Beach and coastal walking routes forming part of the area's appeal, while the wider neighbourhood benefits from Shoebury & Friars Park being green spaces for your children to play. The home also benefits from being within walking distance to Asda supermarket for your weekly shops, including other retail/food establishments. For commuters, Shoeburyness Station provides c2c rail services on the line to London Fenchurch Street, making the area especially attractive for those seeking access into the capital. Families are also well served locally, with local schools in the area further reinforcing the practicality and desirability of this well-connected coastal location.

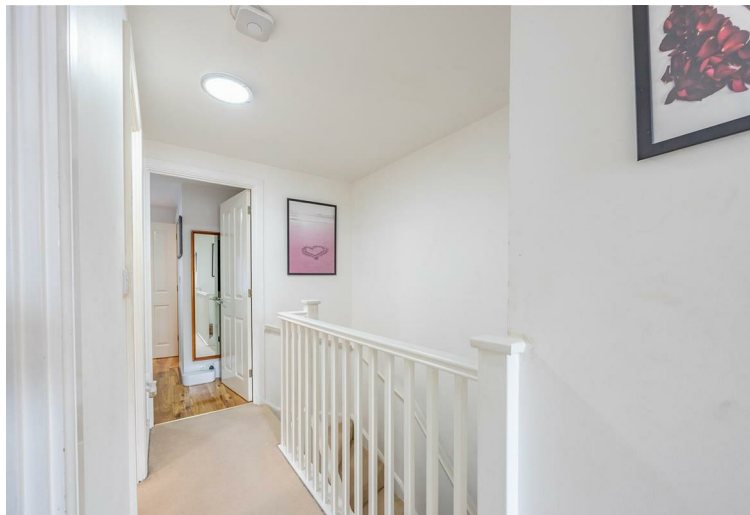
School Catchments

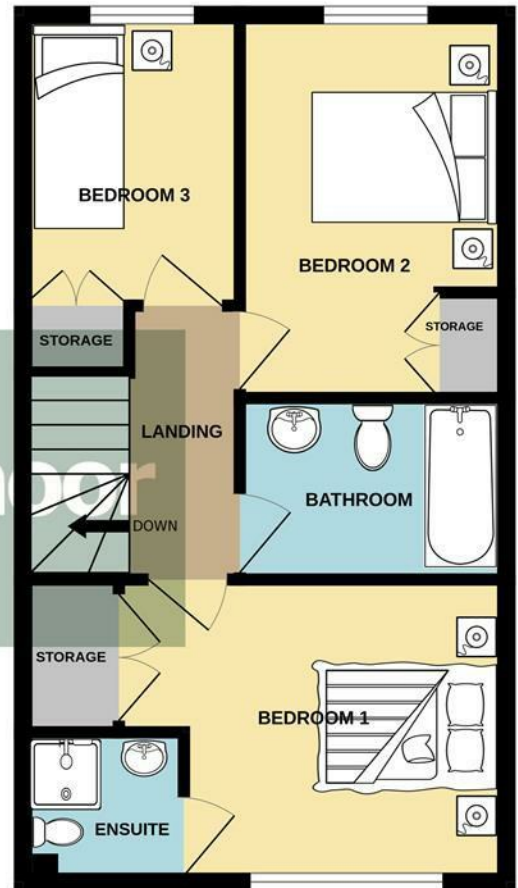
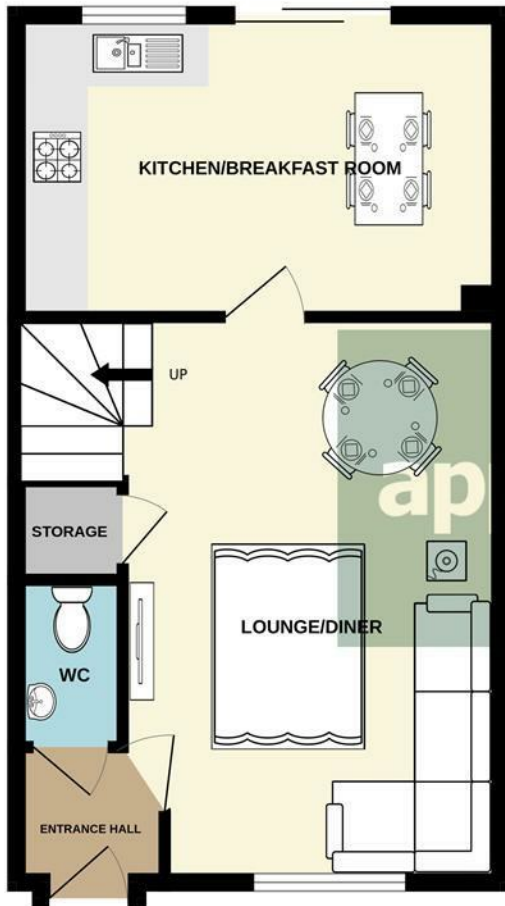
Friars Primary School and Nursery
Shoeburyness High School

Tenure

Freehold







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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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	91

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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