

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £210,000

14 Hinguar Street, Shoeburyness, SS3 9AN



CHARACTER, COASTAL LOCATION & A WEST-FACING GARDEN!

Brimming with character this charming one double bedroom ground-floor property enjoys an exceptional position just a short walk from Shoeburyness Railway Station, East Beach and local shopping facilities. Impressive 8'6" ceiling heights, exposed timber floorboards, period-style wall panelling, picture rails and original-style doors add considerable appeal, while the Living Room features an attractive open fireplace. A remarkable 26'5" Entrance Hall leads to a spacious Kitchen overlooking the garden, complete with room for dining and a charming recessed chimney breast alcove.

Outside, the generous west-facing garden offers several areas for seating and entertaining. Offered with No Onward Chain.



Whilst every attempt has been made to ensure the accuracy of the information contained here, manufacturers of tools, machines, routers and any other items are advised that we do not accept any responsibility or liability for any error, omission or mis-statement. It is your duty as a manufacturer to ensure that you and your product are used in a safe and proper prospective purchase. The services, systems and apparatus shown here do not have a seal and no guarantee as to their operability or efficiency can be given.

Information in this notice is for information only.

- Characterful ONE DOUBLE BEDROOM ground-floor property
- Impressive ceiling heights of approximately 8'6"
- Remarkable 26'5" full-length Entrance Hall
- Exposed timber floorboards, period-style panelling, picture rails and original-style doors
- Living Room featuring an attractive OPEN FIREPLACE
- Spacious Kitchen overlooking the garden, with room for dining and a charming recessed chimney breast alcove
- WEST-FACING rear garden arranged into distinct seating and entertaining areas with pergola, mature planting and Storage sheds
- Approximately 0.1 miles from Shoeburyness Railway Station, with direct trains to London Fenchurch Street
- Very short walk to East Beach, local shops and the historic Shoebury Garrison
- Long lease with approximately 168 years remaining
- Viewing highly recommended
- No Onward Chain

Entrance via: Attractive arched entrance façade leading to a uPVC double glazed entrance door inset with obscure glazed panels, opening to:

Full length Hallway: 26'5" x 4'11" >3'11" (8.05m x 1.5m >1.2m) uPVC double glazed door to rear aspect, providing access to the WEST FACING garden. An inviting and generously sized Entrance Hall featuring exposed timber floorboards and attractive period-style panelling to dado height. Door to useful storage cupboard. Radiator. Original-style panelled doors to the Living Room, Bathroom and Bedroom. Open access to the Kitchen. Textured ceiling.



Living Room: 13'10" (max) x 12' (4.22m (max) x 3.66m) uPVC double glazed Georgian-style window to front with a further high-level uPVC double glazed window to side aspect. Feature open fireplace with tiled hearth and timber mantel, exposed timber floorboards, picture rails and radiator. Textured ceiling.



Kitchen: 14'2" x 10'4" (max) (4.32m x 3.15m (max)) uPVC double glazed window to rear aspect. The Kitchen is fitted with a range of contrasting wall and base units complemented by wood-effect work surfaces and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap. Freestanding 'Leisure' range-style cooker incorporating a four-ring gas hob, separate grill and oven. Several undercounter appliance recesses, ample space for a dining table, exposed timber floorboards, radiator. Wall mounted 'Potterton' boiler. Textured ceiling.

Bedroom: 11'11" x 11'6" (3.63m x 3.5m) uPVC double glazed Georgian-style window to front aspect. Feature picture rails, exposed timber floorboards, radiator and textured ceiling.

Bathroom: 10' x 3'5" (3.05m x 1.04m) Obscure uPVC double glazed window to rear aspect. Suite comprising panelled corner bath with mixer tap with integrated shower, low-level WC and inset wash hand basin with tiled surround and vanity storage beneath. Fully tiled walls with contrasting mosaic detailing, tiled flooring and textured ceiling with lighting.

To the Outside of the Property:



The WEST-FACING rear Garden has been thoughtfully arranged into several distinct areas, including artificial lawn, paved patios and raised planting beds, providing ample space for outdoor seating, dining and entertaining. Further features include a timber pergola, mature planting, outside water supply, substantial timber Workshop/Store and an additional timber Shed. A panelled door positioned beside the seating area opens to further external storage.

Agents Note: The brick-built building positioned within the garden forms part of the separately owned first-floor property. The garden is subject to a pedestrian right of access in favour of that property, allowing its owner or occupier to pass through the garden to reach their private entrance.

Tenure: Leasehold:

Lease date: 6 October 1995

Original term: 199 years

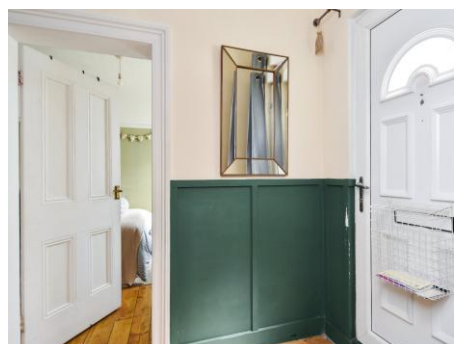
Term commenced: 24 September 1995

Lease expiry: 23 September 2194

Agents Note: The vendor has advised that an annual service charge of approximately £100 is payable. Ground Rent of approximately £50 per annum. Buildings insurance of approximately £400 per annum is payable.

This information has not been verified and should be confirmed by the purchaser's solicitor prior to exchange of contracts.

Parking - Permit: Please note that there is no allocated parking with the property. Permit-controlled on-street parking is available within Hinguar Street, which falls within Southend City Council's Zone SH.

Council Tax Band A**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. 7/22/2026