



FRIARS MEWS  
SHOEBURYNESS

A SELECTION OF JUST NINE 2, 3 & 4 BEDROOM HOMES IN SHOEBURYNESS



## Welcome to Friars Mews, Shoeburyness, SS3 9FU (Please use SS3 9UU for SatNav)

ECO friendly homes with the benefit of 'Air Source Heat Pump' and underfloor heating.

10 years NHBC cover with 2-year Builders Warranty

Underfloor heating throughout with carpets/tiling included as standard.

Bespoke spacious Kitchen/Diner with separate Utility Room\*. Integrated appliances to include Zanussi hob, oven, extractor with integrated fridge/freezer & dishwasher.

Large Living Room perfect for entertaining providing access to rear garden

Ground Floor Cloakrooms/WC to all plots

The Master bedroom features a modern Ensuite and access to personal Balcony\*

Fitted Wardrobes to TWO bedrooms (as standard)

A further THREE / FOUR PIECE family bathroom and Ground Floor WC\*.

Completed rear Garden with exterior lighting, external power points, water tap & fencing ready for occupation.  
Garden Shed/Bike Store (as standard)

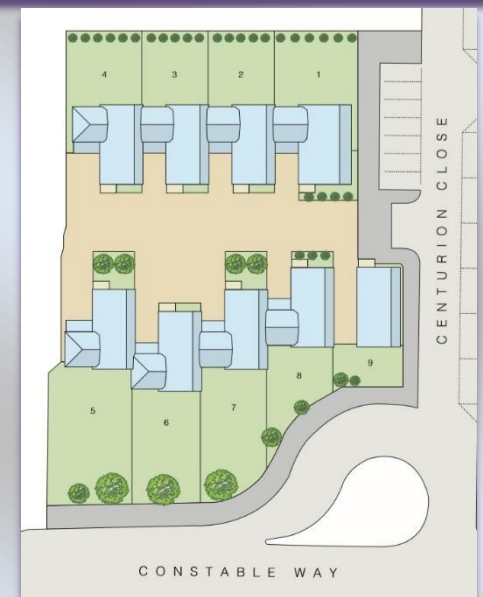
Off Street Parking/Carport for TWO vehicles

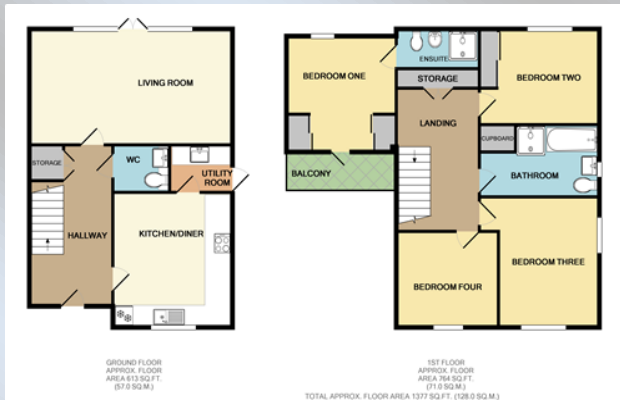
Within 0.6m of Shoeburyness Railway Station providing direct access to London Fenchurch St in approx. 1 hour.

The homes will be available to buy with the government HELP TO BUY Scheme.

Estimated Completion Summer 2020

*\*subject to plot*

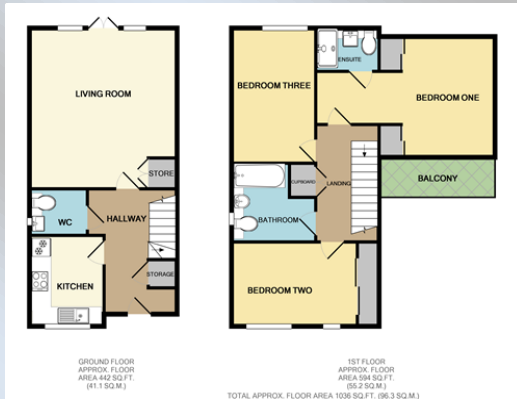




### Plot 1

- Hallway - 16'4 x 6'8
- Kitchen/Diner - 13'7 x 12'4
- Utility Room - 6'6 x 4'9
- Ground Floor WC - 5'6 x 4'9
- Living Room - 21'0 x 11'8
- First Floor Landing - 17'4 x 5'9 & Storage cupboard

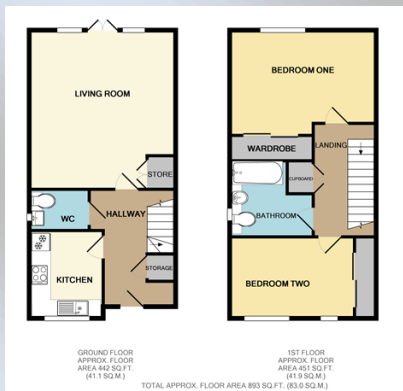
- Master Bedroom - 11'8 x 11'0 & Ensuite Shower Room and access to personal balcony
- Bedroom Two - 12'4 x 9'8
- Bedroom Three - 13'2 x 12'4 max (red 9'1)
- Bedroom Four - 9'8 x 9'5
- Four Piece Family Bathroom
- Garden - 35ft x 35ft & 2 parking spaces



### Plots 2-8 (incl)

- Hallway - 11'8 x 6'9 max & storage cupboard
- Kitchen/Diner - 10'1 x 8'3
- Ground Floor WC - 5'9 x 4'8
- Living Room - 17'0 x 15'1 max & storage cupboard
- First Floor Landing - 11'4 x 6'5 & Linen cupboard

- Master Bedroom - 18'4 (red 11'1) x 12'1 & Ensuite Shower Room and access to personal balcony
- Bedroom Two - 15'1 x 8'9
- Bedroom Three - 13'4 x 8'5
- Three Piece Family Bathroom
- Garden - 35ft x 27ft & 2 parking spaces
- Please note; Plots 5-8 as drawn - Plots 2-4 are handed*



### Plot 9

- Hallway - 11'8 x 6'9 max & storage cupboard
- Kitchen/Diner - 10'7 x 8'3
- Ground Floor WC - 6'3 x 4'8
- Living Room - 17'0 x 15'1 max & storage cupboard

- First Floor Landing & Linen cupboard
- Bedroom One - 15'4 x 13'6
- Bedroom Two - 15'4 x 8'5
- Three Piece Family Bathroom
- Patio Garden - 29ft x 16ft & 2 parking spaces

*Notes: The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. The images & Plans shown are for guidance only and are not a definitive representation of the finished specification.*



## Friars Mews, Shoeburyness, SS3 9FU (Please use SS3 9UU for SatNav)

Within easy reach (around 0.6 miles) of Shoeburyness Mainline Railway station with direct and frequent services to London Fenchurch Street (in approx 1 hour). By road, the five-mile drive along the A13 takes you into Southend on Sea with a huge range of shopping facilities, dining and sporting amenities. Shoeburyness has a Village High Street with a major supermarket with many others to choose from in close proximity.

There are various Primary Schools within the area, with Friars Primary located just across the road from these New Homes. The latest Ofsted Stats rated the School as 'Good'. The sought after and much requested Shoeburyness High School is within Catchment and regarded as "Good with outstanding judgement" by Ofsted with GCSE results above the national average with the school's contextual value added score putting it in the top 25% of schools nationally.

London Southend Airport has recently been rated the best London terminal in the latest Which? Airport Passenger survey and is located just 5 miles away offering many European holiday and business destinations.



**Tern**  
DEVELOPMENTS

At Tern developments we pride ourselves on our quality, craftsmanship and attention to detail.

Our company mission is to build the finest quality new homes to the utmost of our ability.

We employ the very best of traditional expertise with cutting-edge, modern construction techniques.

We look to build small, boutique developments together with impressive individual homes. With care and attention to detail we are creating new homes for the community, that's why our mission statement is, and will always be:

IF IT'S WORTH DOING, IT'S WORTH DOING RIGHT!



Est. 1995

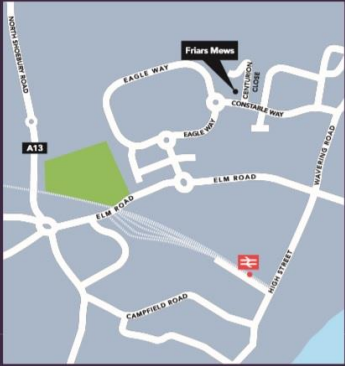
# HUNT ROCHE

*The Estate Agent*

## 01702 290900

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### A CONVENIENT LOCATION




**WALKING TIMES FROM FRIARS MEWS**

- Shoeburyness High Street 10 minutes
- Shoeburyness rail station 17 minutes
- Seafront (Rampart Street) 21 minutes

**CYCLE TIMES FROM FRIARS MEWS**

- Shoeburyness High Street 3 minutes
- Shoeburyness rail station 5 minutes
- Seafront (Rampart Street) 6 minutes

**DRIVING TIMES FROM FRIARS MEWS**

- Southend town centre 13 minutes
- Southend airport 18 minutes
- Basildon town centre 36 minutes
- Junction 29 (M25) 42 minutes
- Dartford Crossing (M25) 61 minutes

**TRAIN TIMES FROM SHOEBURYNESS\***

- Southend Central 9 minutes
- Fenchurch Street 64 minutes
- Stratford 63 minutes

\*Train information from TfL. Driving, cycling and walking distances from Google maps.

