

A COLLECTION OF
TWO, THREE & FOUR
BEDROOM HOUSES



A contemporary range of New Homes within a short distance to award winning Blue Flag East Beach, mainline railway station with direct access to London Fenchurch Street.



EST. 1995

HUNT ROCHE

The Estate Agent

Developed by



JORDAN TAYLOR
Freehold Investment Limited



SPECIFICATION

External Doors & Windows:	uPVC Anthracite Grey (External). uPVC White (Internal).
Kitchen:	Quartz work surfaces. Grey cabinetry with grey under counter cabinetry. Under mount stainless sink 1.5 bowl. Soft close doors and drawers. Monobloc Mixer tap. Electric Oven & Hob, Extractor, Fridge / Freezer, Dishwasher.
Bathrooms:	Family Bathroom; Full height tiling. En-Suite; Full height tiling within shower area and tiling to vanity wash hand basin.
Utility Cubby*: <small>*applicable to Plot's 1-5 only</small>	Fitted with 'stackable' Washing Machine / and Tumble Dryer.
Floor/Wall Finishes:	All Ground Floor areas: LVT Amtico style flooring. Bathroom; Italian tiling to walls - Not extending under the bath. LVT Amtico style flooring. En-Suite; Part Italian tiling. LVT Amtico style flooring. Stairs / Landing & Bedrooms - Carpeted as standard.
Paint Finishes:	Walls; 'Swedish White' (Matt Finish) Ceilings; 'Brilliant White' (Matt Finish) MDF Mouldings; 'Brilliant White' (Satinwood Finish)
Central Heating:	Boiler with radiators
External Works/Landscaping:	As per approved design. Entrance Driveway; Permeable tarmac Parking Bays; Block paving Bin Store Lighting; Exterior 'low energy' automatic dusk till dawn lighting Rear Garden Plot 1 - 5; Patio seating area, turfed with fencing to boundaries Plot 6 & 7 Rear Patio; (Friars Cottage & Jubilee Cottage) Fenced Patio seating area
Miscellaneous:	BT Socket Outlet TV/Satellite Outlets (if applicable) External communications box wired for SKY Light Fittings LED down lights to most rooms Low energy pendants to First Floor Landing Smoke/Heat Detectors Solar Panels • 10 years Building Warranty by 'Advantage' • 1 year Builders Warranty

Agents Note

All images and measurements provided are for guidance purposes only and are not a definitive representation of the finished layout or specification.

TWO BED LAYOUT

Ground Floor



First Floor



THREE BED LAYOUT

Ground Floor



First Floor



Second Floor

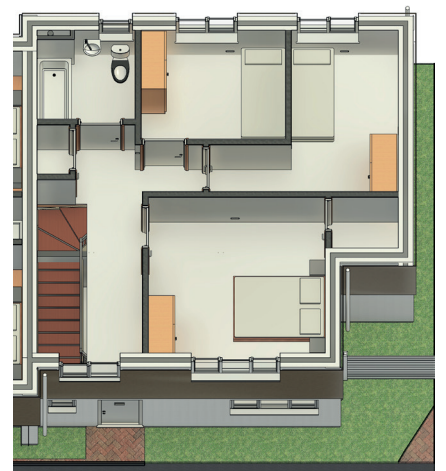


FOUR BED LAYOUT

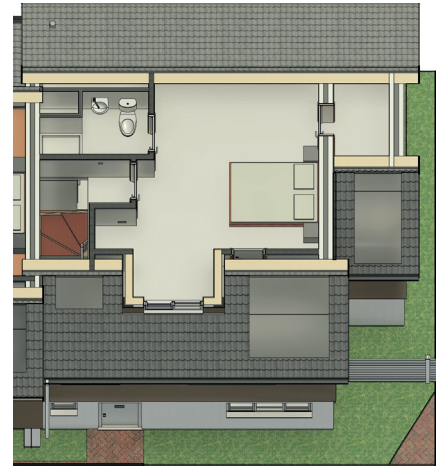
Ground Floor



First Floor



Second Floor



Est. 1995

HUNT ROCHE

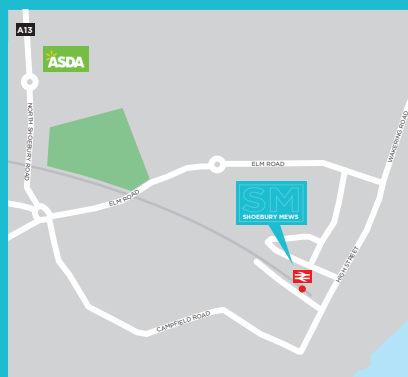
The Estate Agent

01702 333330

SM

SHOEBURY MEWS

A CONVENIENT LOCATION



WALKING TIMES FROM SHOEBURY MEWS

Shoebury High Street
Shoebury Rail Station
Seafront (Rampart Street)



2 minutes
3 minutes
7 minutes

CYCLE TIMES FROM SHOEBURY MEWS

Shoebury High Street
Shoebury Rail Station
Seafront (Rampart Street)



1 minute
1 minute
2 minutes

DRIVING TIMES FROM SHOEBURY MEWS

Southend Town Centre
Southend Airport
Basildon Town Centre
Junction 29 (M25)
Junction 29 (M25)



15 minutes
17 minutes
35 minutes
42 minutes
61 minutes

TRAIN TIMES FROM SHOEBURY MEWS

Southend Central
Stratford
Fenchurch Street



9 minutes
54 minutes
63 minutes

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

