



HINGUAR PLACE

SHOEBURYNNESS

SS3 9AN

18 newly constructed houses within the grounds of a former Victorian school
at Shoeburyness in Southend

Tern
DEVELOPMENTS



WELCOME TO TRADITIONALLY STYLED FAMILY HOMES AT THE VERY HEART OF SHOEBURYNNESS



Hinguar Place offers a small boutique collection of two and three bedroom family homes, set within the grounds of a former Victorian school (which itself is being transformed into a stunning collection of remodelled living accommodation). These spacious and

stylish properties are located in private surroundings with gardens and some retained mature trees.

Hinguar Place is also within close proximity to the centre of Shoeburyness with its quality local shops and excellent schools. (the high street is at the end of

the road). Southend town centre is just 13 minutes and Southend airport just 18 minutes drive away. The Hinguar Place location is also perfect for the commuter, Shoeburyness rail station is under 3 minutes walk away* and provides a direct line service into London's Fenchurch Street.



With a choice of different house styles, these Tern properties incorporate contemporary interiors with a stylish specification.

The creative design ensures the needs of today's new home purchasers are not

compromised. Each new home at Hinguar Place is carefully planned to ensure maximum use of light and space. The specification is generous too, with fully fitted kitchens including built in appliances, stylish tiling, a generous electrical specification, gas heating via

radiators with highly efficient combi boiler and generous parking. All complemented by an excellent standard of construction and finish consistent with all Tern Developments properties.

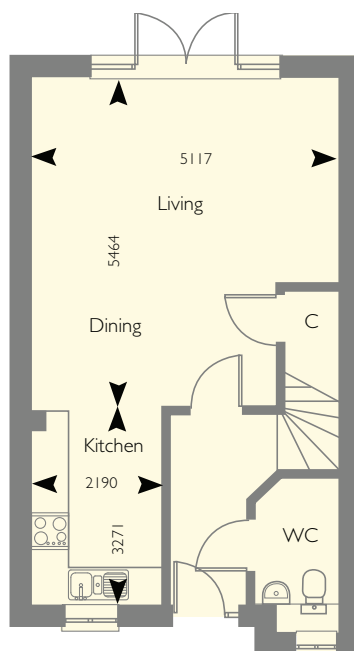
*Source: Google Maps



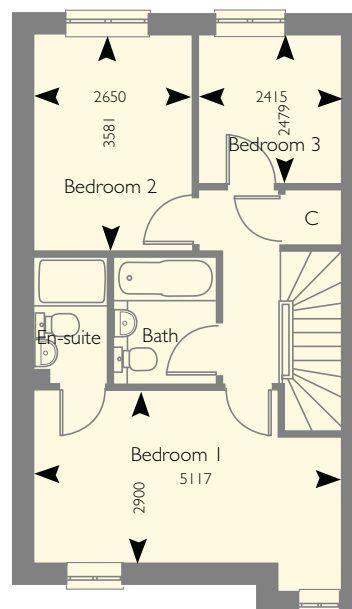
Plots 14 & 15 illustrated

The Thorkell three bedroom house

Plots 14, 15, 16, 17, 18*, 19 and 20



GROUND FLOOR



FIRST FLOOR

Plots 14, 16 18 and 19 are shown. Plots 15, 17 and 20 are handed

* Plot 18 has the same floor layouts as shown above but has an overall 9 square feet less of living area. Please consult selling agent for further details

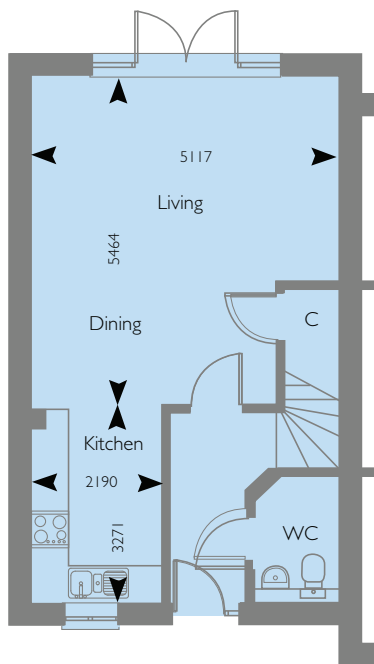
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



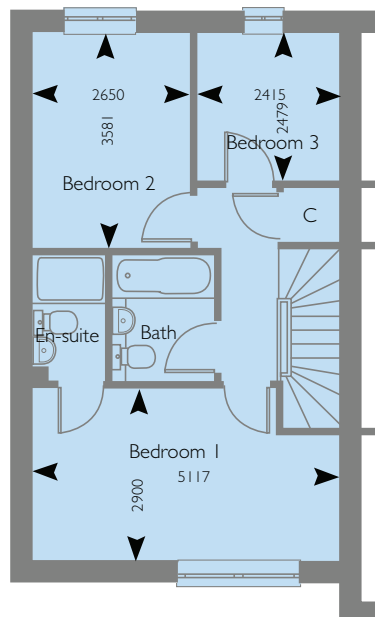
Plots 21, 22 & 23 illustrated

The Houston three bedroom house

Plots 21, 22, 23, 24 and 25



GROUND FLOOR



FIRST FLOOR

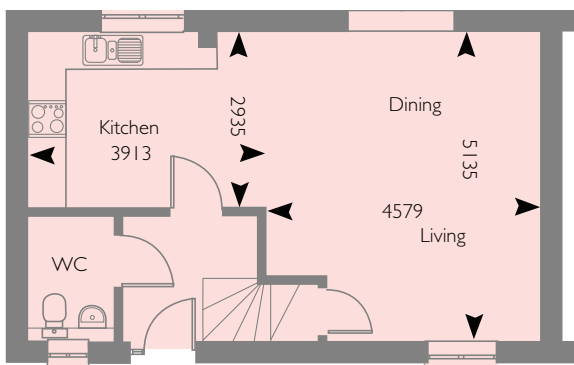
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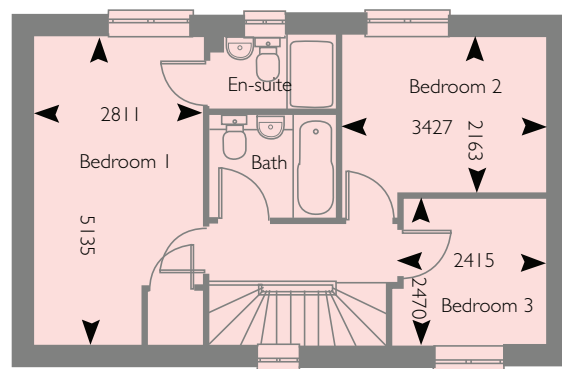


The Canute three bedroom house

Plots 26 and 27



GROUND FLOOR



FIRST FLOOR

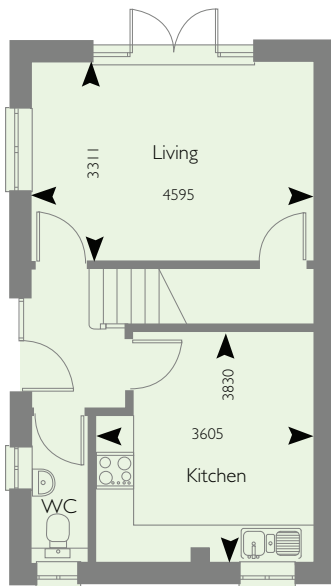
Plots 25 shown. Plot 27 is handed

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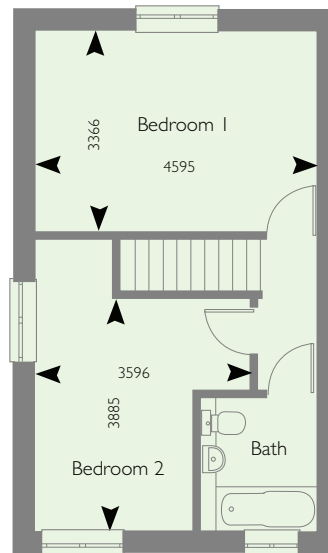


The Guthrum two bedroom house

Plot 28



GROUND FLOOR



FIRST FLOOR

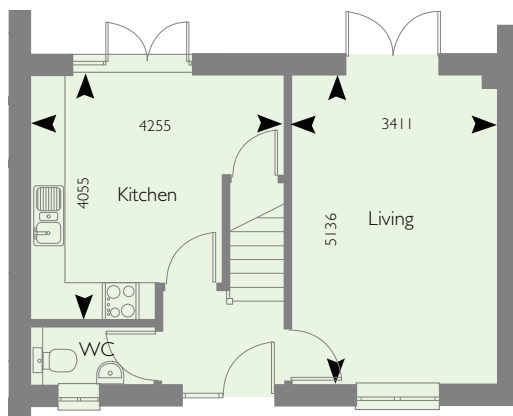
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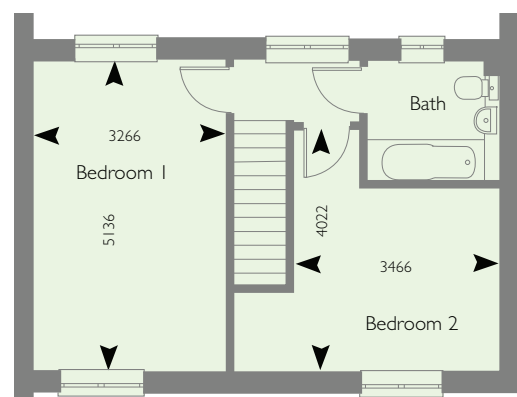
Plots 29 and 30

The Guthrum two bedroom house

Plots 29 and 30



GROUND FLOOR



FIRST FLOOR

Plots 29 shown. Plot 30 is handed

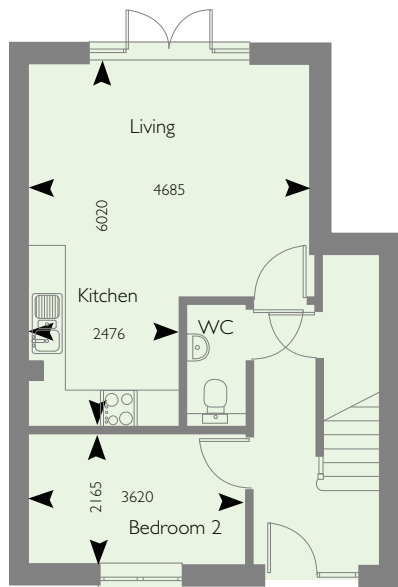
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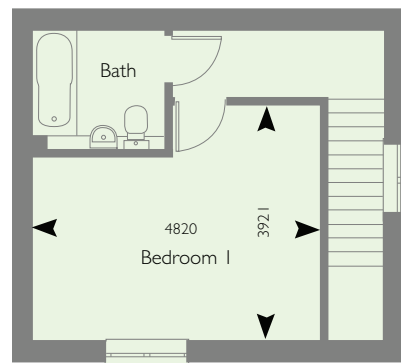


The Guthrum two bedroom house

Plot 31



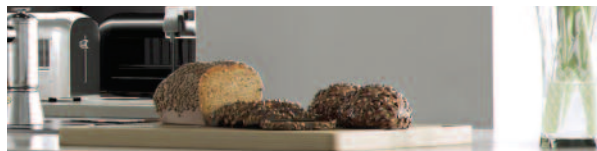
GROUND FLOOR



FIRST FLOOR

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Specification

KITCHEN

Interior designed fitted kitchen
Soft close doors and drawers
Laminate worktops
Integrated single electric oven
Integrated ceramic hob
Integrated cooker hood
Integrated washing machine
Blanco 1.5 bowl stainless steel sink
Lever mixer tap
Under Wall Unit lighting
Plinth lighting

BATHROOM

Bath with shower mixer taps
Hand wash basin
Dual flush push button wc's
Heated towel rail

EN-SUITE

Thermostatic surface mounted shower

Heated towel rail

HEATING & ELECTRICS

Gas central heat via radiators
LED down lights to kitchen and bathroom
Provision for TV to the living area and bedroom one
Heat and smoke detectors
Carbon monoxide detector

OUTSIDE

Outside water tap
Front and rear gardens laid to lawn

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 shown are for guidance only and are not a definitive representation of the finished specification



WALKING TIMES FROM HINGUAR PLACE*



- SHOEBURYNESS HIGH STREET 2 MINUTES
- SHOEBURYNESS RAIL STATION 3 MINUTES
- SEAFRONT (Rampart Street) 3 MINUTES

DRIVING TIMES FROM HINGUAR PLACE*



- SOUTHEND TOWN CENTRE 13 MINUTES
- SOUTHEND AIRPORT 18 MINUTES
- BASILDON TOWN CENTRE 31 MINUTES
- JUNCTION 29 (M25) 38 MINUTES
- DARTFORD CROSSING (M25) 55 MINUTES

TRAIN TIMES FROM HINGUAR PLACE*



- SOUTHEND STATION 23 MINUTES
- FENCHURCH STREET STATION 61 MINUTES

Source: Google maps

See more at
www.hinguarplace.co.uk



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!**

See more at www.hinguarplace.co.uk

Tern
DEVELOPMENTS

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