

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £140,000

8b High Street, Shoeburyness, Southend-on-Sea, Essex, SS3 9AH



Located within the Shoeburyness Conservation area, within yards to the entrance of the historical Shoebury Garrison and within walking distance to East Beach and the Mainline Railway station is this ONE BEDROOM GROUND FLOOR FLAT. The property is well presented throughout and benefits from high ceilings, Open plan living and communal rear garden. Viewing highly recommended.



Entrance via: Composite uPVC double glazed door inset with leaded obscure glazed panes, through to;

Entrance Lobby: Fitted carpet. Smooth plastered ceiling. open through to;

Open Plan Kitchen/Living Area: 15' x 13'10" (4.57m x 4.22m) Two uPVC Double glazed window to rear aspect. Fitted carpet. Radiator. Built in cupboard housing "Combi boiler" (not tested). The Kitchen area is fitted with a range of modern eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer taps over. Splashback tiling. Under counter recess fridge, freezer and plumbing for washing machine. Space for electric cook/oven. Smooth plastered ceiling.

Bedroom: 13'11" x 7' (4.24m x 2.13m) uPVC Double glazed window to side aspect. Radiator. Smooth plastered ceiling. Door to;

Bathroom: 7' x 6'2" >5' (2.13m x 1.88m >1.52m) Obscured uPVC Double glazed window to side aspect. The three piece white suite comprises panelled enclosed bath with mixer taps with integrated electric shower over and fitted shower screen, pedestal wash hand basin and dual flush wc. Partly tiled walls. vinyl floor. Radiator. Smooth plastered ceiling.

To the Outside of the Property:

Communal shingle rear garden (shared by residents). Two timber sheds owned by the vendors to remain.

Tenure: LEASEHOLD

91 years remaining on the lease. Service charges and Ground Rent is £169 per month.

Please note that all figures and leasehold information is for guidance purposes only and will need to be verified by any interested parties solicitor/conveyancer.

The seller has advised Hunt Roche that the boiler was tested in March 2024. They understand the boiler is still under warranty and hold the log book and service history.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION

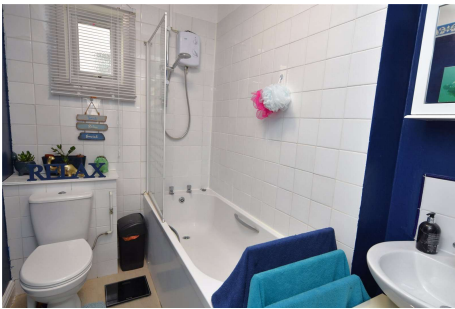
GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 344 sq.ft. (31.9 sq.m.) approx.

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+) A		
(81-91) B		
(69-80) C	70	76
(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	
	WWW.EPC4U.COM	



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. 4/23/2024