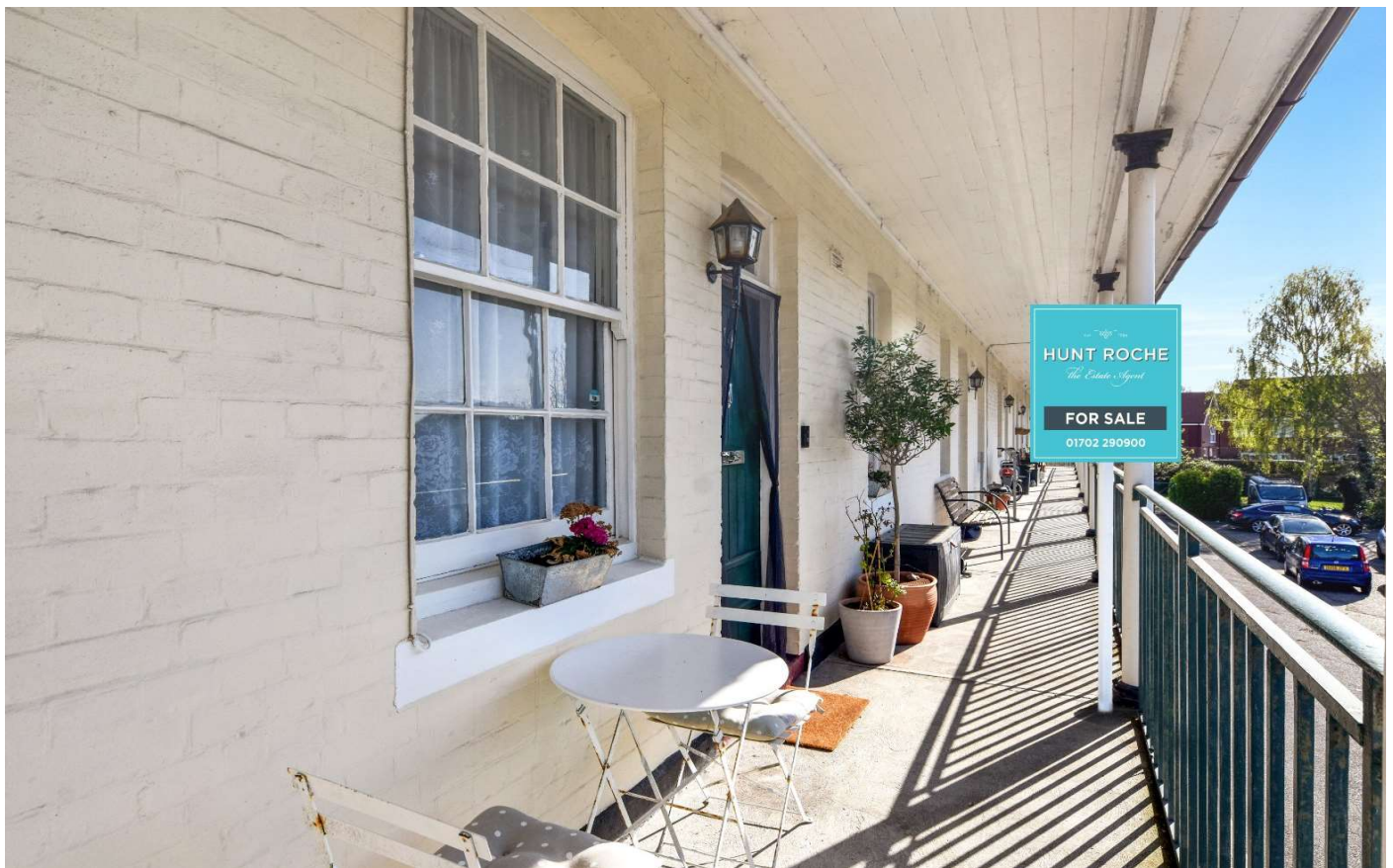


Est. 1995

# HUNT ROCHE

*The Estate Agent*

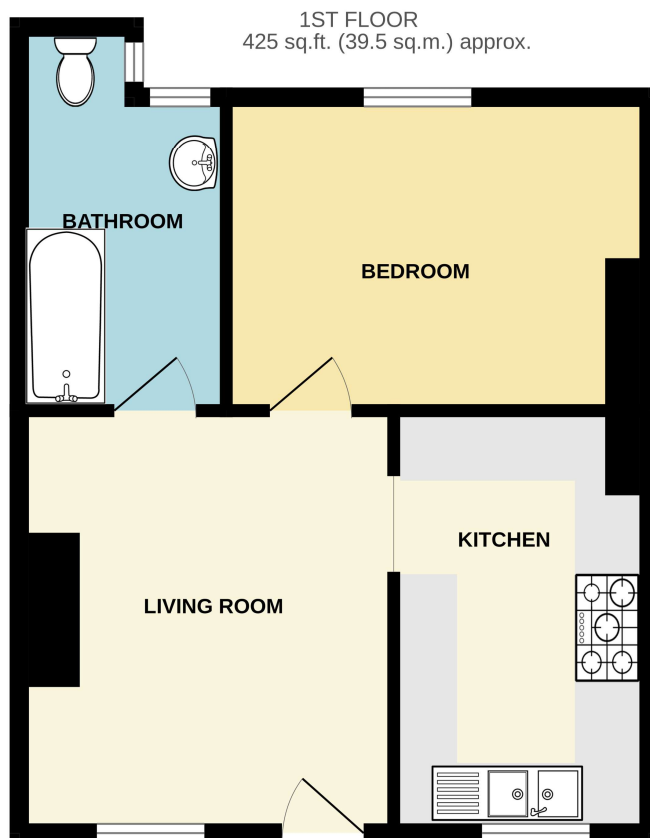


**Asking Price: £165,000**

14 Beech Lodge, Thorpe Green, Campfield Road, Shoeburyness, SS3 9FA



Offering well-presented accommodation throughout, this charming first-floor period apartment forms part of the historic Garrison development, originally built as the Sergeants' Married Quarters circa 1886. Steeped in character and history, the ONE BEDROOM property enjoys a prime location close to C2C mainline services to London Fenchurch Street, local shops, and the picturesque East Beach. Externally here is allocated parking together with a lease remaining in excess of 150 years.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- *Historical Purpose-Built First Floor Apartment*
- *One Double Bedroom*
- *Modern Fitted Kitchen*
- *Three piece Bathroom Suite*
- *Gas Central Heating*
- *Close to Shoeburyness Train Station (C2C to London Fenchurch Street)*
- *Allocated Residents Parking Space*
- *Ideal First-Time Purchase or Investment Opportunity*





**Entrance via:** Original panelled door with glazed panels above provides access to;

**Living Room: 13'2" (4.01) x 11'11" (3.63) (including entrance lobby)**

Original sash window to front aspect. Picture rail. Beautiful feature wrought iron fireplace with decorative surround with mantle over. Exposed wooden floor boards. Radiator. Open access to Kitchen. Panelled door to Bedroom and Bathroom. Textured ceiling with access to loft space.

**Kitchen: 13'5" x 8'3" (max) (4.1m x 2.51m (max))**

Original sash window to front aspect. The Kitchen is fitted with a range of base level units with further high level cabinetry. Feature stainless steel worktop/drainers inset with a pair of sink units with mixer tap over. Built in electric oven with five ring gas hob over. Mix of stainless steel working tops and wood effect. Undercounter appliances space. Built in Breakfast bar seating area. Further space for upright fridge freezer. Splashback tiling. Exposed wooden floorboards. Textured ceiling inset with ceiling rose.

**Bedroom: 13'4" x 10'5" (4.06m x 3.18m)**

Original sash window to front aspect. Original stripped and varnished wooden flooring, Radiator. Picture rail. Freestanding part mirror fronted 'corner' wardrobe (to remain). Textured ceiling.

**Bathroom: 10'4" (3.15) (increasing to 13'9" (4.2)) x 5'9" (1.75)**

Original sash window to rear aspect with additional slimline matching window to side aspect. The white suite comprises low level flush wc, pedestal wash hand basin and panelled enclosed bath with mixer tap with shower attachment. Partly tiled walls. Radiator. Textured ceiling.

**Leasehold Information:** Term: 199 years from 1 July 1983

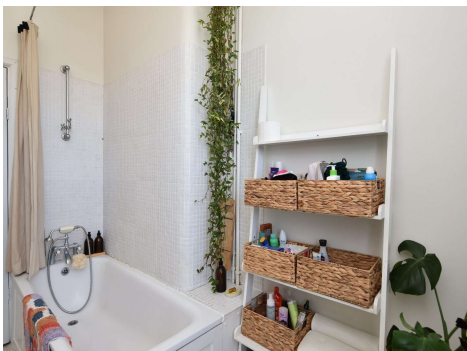
Maintenance charges are currently being invoiced at approx £245.00 per quarter.

Ground Rent £80.00 per annum

Please note that these figures are provided for guidance purposes only and will need to be clarified by any interested parties legal representative.



**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. 4/17/2025