

Est. 1995

HUNT ROCHE

The Estate Agent



Guide Price: £150,000 - £160,000

3 Ash Court, Thorpe Green, Shoeburyness, Essex, SS3 9FA



Offering well presented accommodation is this lovely period style Ground Floor apartment with historical Garrison links being the original Sergeants' Married Quarters with these being constructed circa 1886. There is outside space together with allocated parking and a lengthy lease. Viewing advised.



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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- *Beautiful period style property with feature high ceilings*
- *Character apartment with historical links and being formerly part of the Shoebury Garrison utilised as the Sergeants' Married Quarters, dating back to circa 1886*
- *Self contained Ground Floor One Bedroom apartment*
- *Allocated Parking Space*
- *Partly uPVC Double Glazed*
- *Gas Central Heating*
- *Long Lease*
- *ideally located within a short distance to Shopping facilities, award winning Shoebury East Beach and Mainline Railway links with direct access to London Fenchurch Street*
- *A unique blend of history and convenience - viewing advised*



Entrance via: Covered canopied entrance pathway providing access to original style hardwood panelled door, with glazed inserts above, leading to;

Lobby: Feature high textured ceilings. Further hardwood panelled door to;

Living Room: 13'4" (4.06) (max) x 11'11" (3.63) (max) Original style sash style window to front aspect. Laminate wood effect flooring. Radiator. Feature wood panelled chimney breast with recess niche and wooden mantle over. Panelled door to Bedroom. Attractive cornice style picture rail. Feature high level textured ceiling. Open access to;

Kitchen: 10'8" x 5'8" (max) (3.25m x 1.73m (max)) uPVC double glazed window to rear aspect. The Kitchen is fitted with a modern range of eye and base level units with attractive wooden worktop over inset with single drainer stainless steel sink unit with mixer tap over. Built in electric oven with four ring gas hob over. Splash back tiling. Space for upright fridge/freezer. Under counter recess for washing machine. Laminate wood effect flooring. Radiator. Feature high level textured ceiling. Step down to;

Lobby: 3'2" x 2'6" (0.97m x 0.76m) Original window pane to side aspect. Laminate wood effect flooring. Radiator. Feature high level textured ceiling. Panelled door to;

Dual aspect Bathroom: 5'10" x 9'11" (max) (1.78m x 3.02m (max)) Obscure uPVC double glazed windows to either side. The modern white three piece suite comprises panelled enclosed bath with mixer tap over with shower attachment over and fitted shower screen, pedestal wash hand basin and dual flush wc. Attractive high gloss tiled flooring. Tiling to all visible walls. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

Bedroom: 10'11" (3.33) (max) x 10'8" (3.25) (max) uPVC double glazed window to rear aspect. Laminate wood effect flooring. Recess niche to one aspect - perfect for hanging of clothes. Built in cupboard housing wall mounted 'Ideal' boiler and offering further storage space. Radiator. Feature high level textured ceiling.

Externally: Allocated Parking Space.

Agents Notes:

Combination Boiler installed approx. 4 years ago
Honeywell Wireless Programmable Thermostat (to remain)

Leasehold Information:

Term : 199 years from 1 July 1983
Maintenance charges are currently being invoiced at £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 VERIFICATON





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
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. 10/13/2025