

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: Offers in Excess of £200,000
Flat 2, 30 St. Andrews Road, Shoeburyness, Essex, SS3 9HZ



Offering immaculate accommodation throughout and set within an attractive period building, this two-bedroom ground floor apartment features high ceilings, double glazing throughout, and bright, well-presented interiors. The property benefits from allocated parking to the rear and access to a communal garden, and is ideally positioned close to local shops, transport links, and the seafront. It also boasts a long lease in excess of 115 years.



Overview:

Tucked within an attractive period building, this generously sized two-bedroom ground floor apartment combines elegant character features with modern comfort. The property has been tastefully maintained, offering bright, spacious interiors and the benefit of off-street parking plus access to a communal garden. Its prime location places you within easy reach of the seafront, Shoeburyness Station, and an excellent range of local shops and amenities.

Living Accommodation

The property welcomes you into a light-filled living room, complete with a beautiful bay window that enhances the sense of space and warmth. The modern kitchen has been designed with practicality in mind, offering ample work surfaces, space for appliances, and a stylish finish that complements the home's overall appeal.

Two well-proportioned bedrooms provide flexible options for sleeping or working from home, and a contemporary shower room completes the accommodation with a fresh, functional touch.

Outside

To the rear, residents can enjoy a peaceful communal garden, ideal for relaxing outdoors. The property also benefits from allocated off-street parking, providing both convenience and security.

Location

Situated in a sought-after part of Southend-on-Sea, the flat offers easy access to Shoeburyness mainline station, with direct trains to London Fenchurch Street. The area is home to well-regarded schools, parks, and a variety of cafés and local shops, while the coastal paths and historic Shoebury Garrison are just a short walk away — perfect for enjoying leisurely seaside strolls.



Entrance via: Security entrance into Communal Hallway. Personal entrance door to;

Hallway: A welcoming entrance hallway providing access to all rooms. Featuring neutral décor, carpeted flooring. Radiator. Panelled door to spacious built-in cupboard, while the layout enhances the natural flow throughout the home. Coving to textured ceiling.



Spacious Living Room/Diner:

14'1" (4.3) (into bay) x 12'10" (3.9)

A bright and stylish living space featuring a large uPVC double glazed bay window to the south-facing front aspect, fitted with modern blinds to provide plenty of natural light. The room includes a radiator, coving to textured ceiling and elegant décor.



Kitchen: 10' x 7' (3.05m x 2.13m) uPVC double glazed window to the side aspect. The modern Kitchen comprises a range of stylish pastel-toned base and eye-level cabinets complemented by solid wood-effect work surfaces and tiled splashbacks, inset with a porcelain single drainer sink unit with mixer tap over. There is a recess for a freestanding cooker, space for an upright fridge/freezer, and under-counter plumbing for both a washing machine and tumble dryer. A porcelain sink unit with mixer tap. Concealed wall mounted 'i-mini' boiler. The Kitchen also benefits from ceramic tiled flooring, open shelving for display or storage, and a textured ceiling.



Bedroom One: 13'1" x 12'5" (4m x 3.78m) A uPVC double glazed window overlooks the communal Garden area. The space accommodates a double bed with additional furniture, offering ample room for storage. Finished with a radiator, neutral carpeting, and coving to textured ceiling, this is a comfortable and well-proportioned main bedroom.

Bedroom Two: 8'8" x 7'8" (2.64m x 2.34m) uPVC double glazed window to side aspect. This comfortable second bedroom offers space for a single bed and additional furniture, making it ideal as a child's room, guest bedroom, or home office. Finished with a radiator, neutral carpeting, and coving to textured ceiling.



Bathroom: 7'9" (max) x 6' (2.36m (max) x 1.83m)
The Bathroom is fitted with a modern white three-piece suite comprising a panelled bath with integrated shower unit with rainfall shower, hand held attachment and glazed screen, a wash basin set within a vanity unit with mixer tap over and storage cupboards under and a low-level dual WC. Finished with marble-effect wall panelling, chrome fittings, and vinyl 'tiled effect' flooring for a sleek, low-maintenance look. Ladder style heated towel rail. A wall-mounted mirror and built-in shelving provide practical storage. Coving to smooth plastered ceiling.

Tenure & Charges:

Lease Term:

125 years from 4th April 2016 (approximately 115 years remaining)

Ground Rent: £100 per annum

Maintenance Charges: Approximately £1,000 per annum

**** Figures are provided for guidance purposes only and should be verified by your legal representative.**

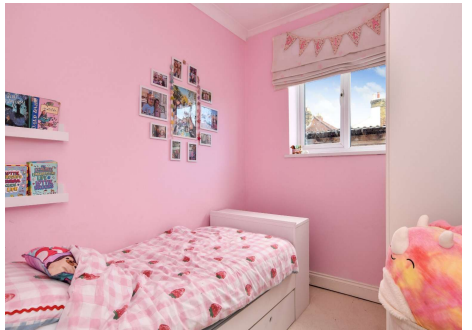
Exterior Features:

Allocated off-street parking, with additional visitor spaces available (not guaranteed).

To the rear of the apartment, accessed via the car-park is access to a communal outside space/garden.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

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. 10/17/2025