

# Church Road, South Shoeburyness

£425,000

*A rare gem that truly needs to be seen to be believed!*





## Stylish & Contemporary Living - Seeing is believing!

If you're searching for a truly outstanding home that offers **exceptional living space without the need for a garden**, this stunning **WOW factor maisonette** is the perfect fit. A seamless blend of **style, space, and sophistication**, this home boasts a **part-vaulted, expansive living area** that opens directly onto a **sun-drenched south-facing balcony**—the ideal setting for relaxing or entertaining while enjoying **panoramic views across the rooftops to the Thames Estuary and Kent coastline**.

Internally, the home is **beautifully presented and thoughtfully designed**, featuring **three spacious double bedrooms, two luxurious bathrooms**, and a **sensational kitchen/breakfast room** with a central island, Quartz worktops, integrated appliances, and an adjoining snug/dining space. The **top-floor living room** is a true highlight—bright, airy, and perfect for both everyday living and special occasions.

The **principal bedroom suite** is both stylish and cleverly designed, featuring bespoke floor-to-ceiling wardrobes with a hidden door leading to a sleek, private en-suite. Throughout the home, **high-end fixtures and fittings** have been chosen to create a refined and contemporary finish.

Set in the heart of **South Shoebury's most desirable area**, this exceptional first-floor maisonette is a **true showstopper**. Every inch of the property has been curated to maximise light, comfort, and impact. From the moment you enter, you're greeted by **wow-factor interiors**, an abundance of **natural light**, and a carefully considered layout tailored to modern coastal living.

Outside, the **private balcony** provides the benefits of outdoor space without the upkeep of a garden—ideal for a low-maintenance lifestyle. The property also benefits from **off-street parking for two vehicles**, and is within close walking distance of the **beachfront, Shoeburyness C2C mainline station**, and an excellent range of **local schools and amenities**.

This is more than just a **home**—it's an opportunity to experience refined, coastal living at its best. Rarely do properties of this calibre become available - viewing is essential to fully appreciate all it has to offer.



**Entrance via:** Canopied / car-port area leading to an attractive composite entrance door inset with pair of obscure double glazed inserts into;

**Reception Hallway:** 5'3" x 3'3" (1.6m x 1m) An attractive arched obscure glazed window to the side aspect adds character and natural light to the space. A staircase leads to the first-floor accommodation, with a discreet low-level cupboard housing the utility meters. The flooring is finished with premium Invictus® luxury vinyl in a parquet style, complete with a durable Scratchmaster® top layer for enhanced protection and longevity. Smooth plastered ceiling inset with recessed lighting.

**First Floor Landing:** 16'5" (5) x (max) x 6'4" (1.93) (increasing to 0'8" (0.2)4) Feature glazed balustrade with handrail above adds a stylish touch to the landing area. A uPVC double glazed window/door to the side aspect provides fire escape access to the roof of the neighbouring property's carport. The space is warmed by a radiator and features an open-tread carpeted staircase leading to the second-floor accommodation, complete with a wooden handrail inset with contemporary glass panelling. A door opens to a spacious storage cupboard housing the wall-mounted 'Vaillant' boiler, fuse box, and utility meters. Panelled doors lead to the kitchen, bedrooms, and family bathroom. Smooth plastered ceiling inset with recessed lighting.





Open plan Kitchen/Diner: Overall measurement 23'1" (7.04) x 10'11" (3.33) (max)



**Kitchen Area: 14'5" x 10'11" (4.4m x 3.33m)** The sensational kitchen is beautifully designed with striking two-tone cabinetry and elegant Quartz work surfaces, offering both style and functionality. It features a built-in eye-level 'Hotpoint' oven and a split-level four-ring induction hob, complete with a contemporary wall-mounted extractor fan above. An integrated upright fridge/freezer and attractive splashback tiling further enhance the modern aesthetic.



At the heart of the kitchen is a stunning central island topped with matching Quartz worktops, inset with a stainless steel one-and-a-quarter bowl sink and a designer-style mixer tap. The island also offers additional storage with under-unit cabinets, an integrated 'Neff' dishwasher, and a recessed breakfast bar area—perfect for casual dining or entertaining.

The room is finished with premium Invictus® luxury vinyl parquet-style flooring featuring a durable Scratchmaster® top layer, and a radiator for comfort. Additional features include a built-in recessed safe. Coving to smooth plastered ceiling inset with recessed lighting. Square flat headed arch to;

**Dining/Snug Area: 10'3" x 7'8" (3.12m x 2.34m)** A large south facing uPVC double glazed window to the rear aspect offers distant, yet captivating rooftop and views towards the Thames Estuary, filling the room with natural light. The flooring is finished with high-quality Invictus® luxury vinyl in a parquet style, complete with a durable Scratchmaster® top layer for added resilience. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.

**Main Bedroom Suite: 14'11" (4.55) (into bay) x 11'9" (3.58) (excl wardrobes)** Attractive uPVC double glazed bay window to front aspect. Radiator. Bespoke made to measure floor to ceiling wardrobes to one aspect cleverly concealing a 'secret doorway' leading to the Ensuite Shower Room. Smooth plastered ceiling inset with recessed lighting.





### Spacious En-Suite: 8'5" x 7'10" (2.57m x 2.4m)

Part obscure uPVC double glazed bow window to front aspect. The attractive three piece suite comprising a tiled double width shower cubicle with integrated shower unit with rainfall shower head and handheld attachment over, concealed cistern dual flush WC and an 'oversized' wash hand basin with mixer tap over inset to vanity unit with storage cupboards under and a with a wall mounted LED mirror over. Ladder style heated towel rail. Tiled effect flooring. Extractor fan. Shaver point. Smooth plastered ceiling inset with recessed lighting.



### Bedroom: 14'6" x 7'8" (4.42m x 2.34m)

A South facing uPVC double glazed window to the rear offers rooftop and distant sea glimpses. Radiator. Feature chimney recess arch. Smooth plastered ceiling.







**Dual aspect Guest Bedroom: 14'6" x 8'3" (4.42m x 2.51m)** A South facing uPVC double glazed window to the rear offers distant sea glimpses, while an additional uPVC double glazed window to the side aspect enhances natural light. Radiator. Smooth plastered ceiling inset with recessed lighting.

**Bathroom: 6'5" x 6'3" (1.96m x 1.9m)** Part obscure uPVC double glazed window to side aspect. The recently upgraded bathroom features a modern suite comprising a panelled enclosed bath with a fitted shower screen, integrated shower unit with central control mixer tap, a vanity wash hand basin with mixer tap and storage cupboards beneath, and a concealed cistern dual flush WC. A wall-mounted cabinet (to remain) offers additional storage. Attractive partly tiled walls. Wood effect tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.



**Sensational Living Room: 24'3" (7.4) (max) x 21'3" (6.48) (Some restricted head height)** A truly stunning wow-factor space!!! 'Velux' style double glazed window to the rear aspect. Pair of south-facing uPVC double glazed French doors with matching side panels open out beautifully, creating a seamless indoor-outdoor flow to the personal and private Balcony space. The room features Invictus® luxury vinyl parquet-style flooring with a durable Scratchmaster® top layer, offering both elegance and resilience. Two radiators. Low level door to useful eaves storage space. Part vaulted smooth plastered ceiling, inset with recessed lighting, adds an impressive sense of height and space, making this a standout area of the home.





**South Facing Balcony: 7'1" x 11'3" (2.16m x 3.43m)**

A beautiful part walled outside space offering a paved seating area, perfect for relaxing or entertaining, with space for outdoor furniture. Exterior lighting for evening enjoyment, this private outdoor space boasts breath-taking rooftop views across the Thames Estuary, stretching out to the Kent coastline.

**Tenure - Leasehold**

Term : 199 years from 23 November 1979 / Approx 153 years remaining

The seller has advised Hunt Roche that there is no annual maintenance charges associated with the property. Any repairs or maintenance required are shared between the ground floor and this property, with costs split accordingly. There is no Ground Rent and the Buildings Insurance is arranged by each owner of the two apartments.

*Please note: Information is provided for guidance purposes only and this information will need to be verified by any interested parties solicitor/conveyancer.*

**Council Tax Band A****Preliminary Details – Awaiting Verification**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL FLOOR AREA : 1641 sq.ft. (152.5 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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