

EST. 1908

HUNT ROCHE

The Estate Agent



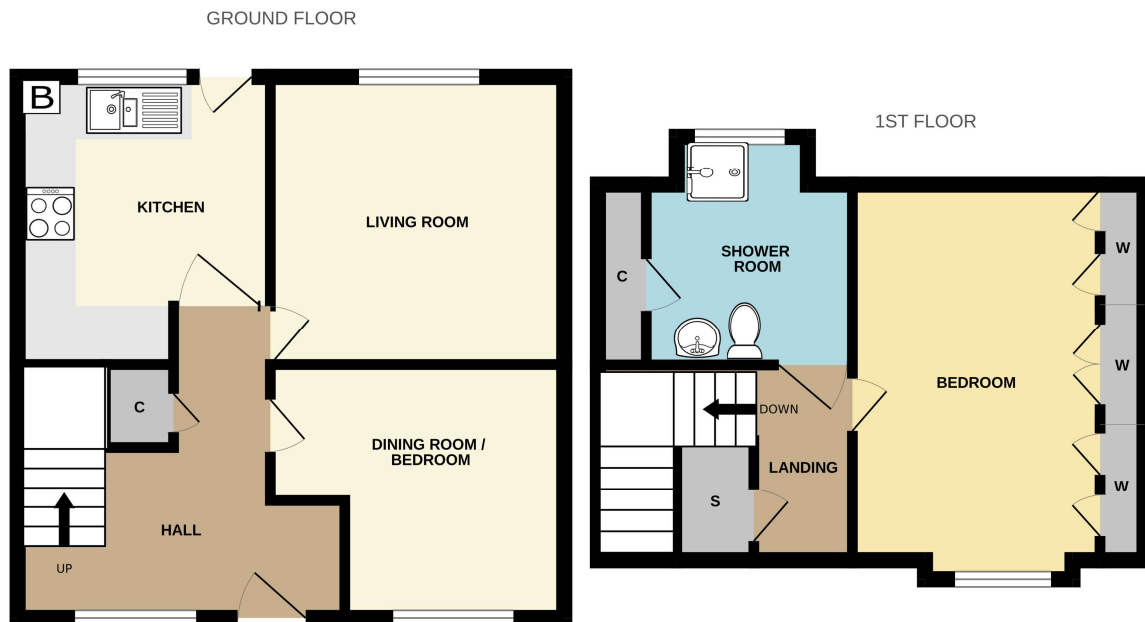
Asking Price: £249,995

35 Moat Croft, *Retirement Living In Drewsteigton*, Shoeburyness, Essex, SS3 8BA



Peaceful Semi-Retirement Living – Over 60's Development!!! Located in a quiet and well-maintained semi-retirement community, this versatile one/two-bedroom purpose-built chalet/cottage is conveniently situated close to local shops and transport links. Residents enjoy the support of an on-site Estate Manager, responsible for the upkeep of the development, along with a 24-hour emergency alarm call system via pull-cords throughout the home for added peace of mind.

Offered with No Onward Chain – Keys held for immediate viewing!



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Charming ONE/TWO bedroom retirement Cottage/Chalet, purpose-built with on-site Warden Assistance
- Living Room with separate Dining Room/optional Ground Floor Bedroom
- A fitted Kitchen provides access to a private patio garden area, surrounded by beautifully maintained communal gardens
- Designated residents' parking for added convenience
- On-site Estate Manager providing support and overseeing the upkeep of the development
- 24-hour emergency Careline system with pull-cords installed throughout the home
- Dedicated communal Laundry Room for residents' use
- Available to new residents aged 60 and over
- Pet-friendly community – cats & dogs generally accepted (subject to conditions)
- Ideally situated near local shops, amenities, and excellent transport links
- No Onward Chain – Immediate viewing available



Entrance via:

Approached via pathway with lawned area to either side.

A uPVC obscure double glazed door inset with pair of obscure leaded inserts, provides access to;

Spacious Reception Hallway: 12'3" (3.73) (max) x 12' (3.66) (max)

uPVC 'Georgian style' double glazed window to front aspect. Stairs rising to first floor accommodation with fitted stairlift (to remain). Panelled doors provide access to Living Room and Dining Room/Ground Floor Bedroom. Further door to good size under stairs storage cupboard, housing utility meters. Radiator. Coving to textured ceiling. Further door to;

Kitchen: 9'8" x 9'4" (max) (2.95m x 2.84m (max))

uPVC 'Georgian style' double glazed window to rear aspect with matching uPVC door providing access to personal patio seating terrace. The Kitchen comprises a range of eye and base level cabinets with rolled edge 'marble effect' working surfaces over inset with one-and-a-quarter single drainer sink unit with mixer taps over. Freestanding 'Zanussi' double oven with four ring electric hob over. Wall mounted 'Vaillant' boiler. Emergency 'Pull Cord'. Tiled splashbacks. Radiator. Textured ceiling.

Living Room: 10'8" x 10'6" (3.25m x 3.2m)

uPVC double glazed 'Georgian style' window to rear aspect overlooking Patio seating area. Radiator. Emergency 'Pull Cord'. Coving to textured ceiling.

Dining Room/Bedroom Two: 10'6" (max) x 9'3" (3.2m (max) x 2.82m)

uPVC 'Georgian style' double glazed window to front aspect. Emergency 'Pull Cord'. Radiator. Coving to textured ceiling.

The First Floor Accommodation comprises

Landing:

Door to good size storage space. Door to Bathroom. Textured ceiling. Open access to;

Bedroom: 13'1" (4) (into bay) x 9'6" (2.9) (including wardrobes)

uPVC 'Georgian style' double glazed window to front aspect. The Bedroom is fitted with a bespoke range of wardrobes to one aspect providing ample hanging and shelving space. Matching freestanding drawer stack (to remain). Radiator. Emergency 'Pull Cord'. Textured ceiling.

Bathroom: 8'1" x 6'4" (2.46m x 1.93m)

Obscure 'Georgian style' double glazed window to rear aspect. The shower room is designed as a 'wet room' and comprises double width shower area with wall mounted 'Mira' shower unit, wash hand basin with cupboards under and low level flush wc. Radiator. Partly tiled walls. Shaver point. Door to good size storage cupboard. Textured ceiling.

To the Outside of the Property:

Accessed via the Kitchen providing access to a hardstanding patio seating area with fenced boundaries to two opens. Open aspect to the rear which opens onto a large communal garden which is well maintained and presented and offers the use to all the residents of the surrounding properties of Moat Croft.

Residents Facilities:

The on site Residents Facilities include;

Site manager/warden

Well maintained communal gardens

Residents car park

Communal Laundry Room

Communal Lounge

Agent Note; Please note that the property forms part of a probate sale. Currently, we are unable to provide specific timescales for the Grant of Probate, but for guideline purposes, we believe the current timeline is approximately 14-16 weeks. While any interested party can agree on an offer with the sellers and instruct solicitors to undertake the necessary legal work, you will be unable to legally exchange or complete the sale until the Grant of Probate is received.

Leasehold Information:

99 years from 2005.

Maintenance Charges include Building Insurance and Communal Garden/Ground maintenance, together with a contribution towards a sinking fund to accommodate any urgent repairs and updating required around the development.

Estimated monthly charge; £228.38 PER MONTH (AGENTS NOTE; Please note that figures are provided for guidance purposes only and would need to be verified by buyers allocated solicitor/conveyancer.)

FREEHOLDER - ANCHOR HOUSING TRUST

Council Tax Band C:

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. 5/19/2025