

Est. 1995

HUNT ROCHE

The Estate Agent



Guide Price: £250,000-£265,000

89, Ground Floor Flat, Tudor Gardens, Shoeburyness, Essex, SS3 9JQ



Spacious & Extended Ground Floor Apartment with Private West Facing Garden!!!!

Viewing is a must for this well-presented, self-contained ground floor apartment, with TWO bedrooms with a lengthy lease of over 150 years.

Inside, you'll find a charming bay-fronted main Living Room, a Main bedroom with direct access to a versatile dual aspect rear reception room with access to personal garden.

There is a modern kitchen and a three-piece shower room adds to the home's appeal.

With double glazing and gas central heating this property is an excellent opportunity for first-time buyers or downsizers. Book your viewing today!

Entrance via: Gated access to front garden with pathway providing sideways access. Further gated access to rear Garden.

Personal obscure uPVC double glazed entrance door provides access to;

Entrance Hall: uPVC double glazed leaded window to side aspect. Wood effect flooring. Door to good size recessed storage cupboard housing utility meters. Radiator. Panelled doors to Bedroom, Sitting Room and Bathroom. Textured ceiling inset with wood panelling. Open access to;

Kitchen: 9'5" x 7'3" (2.87m x 2.2m) uPVC double glazed window to rear aspect, overlooking the garden. The Kitchen is fitted with an attractive range of eye and base level units with rolled edge wood effect working surfaces over inset with a stainless steel single drainer sink unit with mixer tap over. Tiled splashbacks and over/under unit lighting. Built in electric oven with four ring gas hob over with wall mounted stainless steel extractor over. Under counter space for washing machine. Further space for upright fridge/freezer. Wall mounted 'Ideal' boiler. Wood effect flooring. Smooth plastered ceiling,

Shower Room: 9'5" x 4'6" (2.87m x 1.37m)

Obscure double glazed windows to both side and rear aspects. The white suite comprising a circular tiled shower enclosure with integrated shower unit with drencher over and handheld, pedestal wash hand basin with mixer tap over and low flush WC. Ceramic tiled flooring. Ladder style heated towel rail. Wall mounted 'tongue and groove' wood panelling to dado height. Wall mounted mirror. Smooth plastered ceiling inset with recessed lighting.

Sitting Room: 11'7" x 11'2" (3.53m x 3.4m)

uPVC double glazed bay window to front aspect. Wall light points. Attractive fireplace surround inset with wrought iron effect fireplace. Textured ceiling inset with wood panelling.

Main Bedroom: 14'3" (4.34) (into bay) x 12'2" (3.7)

uPVC double glazed window to rear aspect. Radiator. Wall light points. Textured panelled ceiling. Panelled door leading to;

Dual Aspect Garden Room/Bedroom: 8'6" (2.6) x 8'1" (2.46) (excluding walkway)

uPVC double glazed window to side aspect. Pair of uPVC double glazed French doors providing direct access to Garden. Wood effect flooring. Radiator. Smooth plastered ceiling.

Bedroom Two: 11'5" x 7'9" (max) (3.48m x 2.36m (max)) uPVC leaded double glazed window to front aspect. Radiator. Wall light points. Textured ceiling inset with wood panelling.

Garden: The WEST FACING rear garden is approached via the Garden room and commences with paved patio seating area with pathway and further patio seating area providing access to the sideways gated access. Timber framed shed (to remain). Established flower and shrub beds surrounding the lawned area. Fencing to boundaries. Exterior water tap.

Tenure - Leasehold: Lease Term: 199 years from 4 August 1980

Please note that the freeholder resides in the flat above. The yearly charge for the ground rent is currently £10 per annum. Building insurance costs are shared equally between the upper and lower flats on a yearly basis. Additionally, any necessary repairs are also split 50/50.

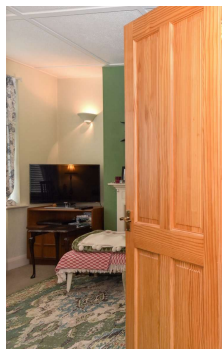
This information is provided for guidance purposes. Any interested parties will need to have this information confirmed and verified by their instructed solicitor/conveyancer.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION



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+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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. 4/25/2025