

Est. 1995

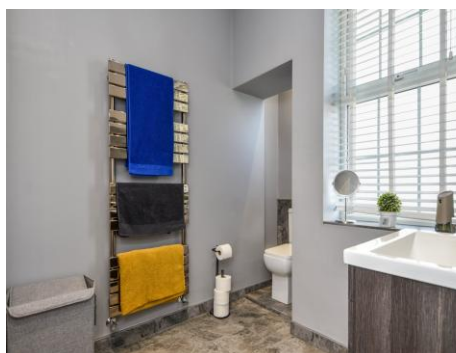
HUNT ROCHE

The Estate Agent



Guide Price: £165,000-£170,000

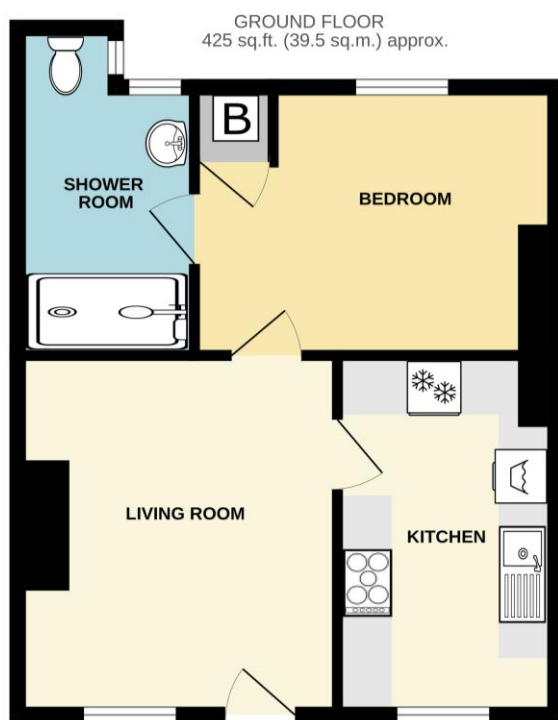
4 Ash Court, Thorpe Green, Shoeburyness, Essex, SS3 9FA



A beautifully presented, double-fronted ground floor apartment set within this historic Grade II listed building – originally constructed circa 1886 as the Sergeants' Married Quarters, offering a rare blend of period charm and contemporary living.

This unique home has been upgraded to a superior standard throughout. Boasting allocated parking, and a long lease, this property offers both comfort and convenient position close to Mainline Railway, award winning East Beach and shopping facilities.

An early viewing is strongly advised.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 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 misstatement. 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.
Made with Metroplan 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- *Self-contained ground floor one-bedroom period-style property dating back to circa 1886 offering character high ceilings and historic relevance*
- *Beautiful, fitted Kitchen with freestanding range style oven, washing machine, fridge and freezer - all to remain.*
- *Outstanding upgraded Shower Room*
- *Attractive Living Room*
- *uPVC double glazed throughout & Gas central heating*
- *Formerly part of Shoebury Garrison – Sergeants' Married Quarters*
- *Allocated parking space*
- *Long lease*
- *Ideally located near shopping facilities, award-winning Shoebury East Beach, and mainline railway with direct access to London Fenchurch Street*
- *A unique blend of historic character and modern interior*

- *Viewing advised*



Entrance via: Original style hardwood panelled door inset with spyhole and glazed 'borrowed light' high level windows over, leading to;



Living Room:

12'9" x 11'11" (3.89m x 3.63m)

'Georgian style' uPVC double glazed window to front aspect. Radiator. Feature chimney breast recess niche. Panelled doors to Bedroom and Kitchen. Laminate wood effect flooring. Smooth plastered ceiling.



Contemporary fitted Kitchen: 12'9" x 7'10" (3.89m x 2.4m)

'Georgian style' uPVC double glazed window to front aspect. The Kitchen is fitted with a beautiful range of eye and base level units with feature 'stone' working surfaces inset with a porcelain one-and-a-quarter single drainer sink unit with designer style mixer tap over. Under counter appliances include 'Indesit' washing machine, 'Hoover' fridge & freezer (all included within the sale). Beautiful freestanding 'Beko' range style oven with five ring electric hob and

wall mounted 'Cooke & Lewis' stainless steel double width extractor canopy over. Attractive 'London Brick' style splashback tiling. Radiator. Laminate wood effect flooring. Smooth plastered ceiling.



Bedroom: 13' (3.96) (reducing to 12'1" (3.68)) x 9'8" (2.95)

'Georgian style' uPVC double glazed window to rear aspect. Radiator. Panelled door to built in cupboard housing wall mounted 'Worcester' boiler. Laminate wood effect flooring. Smooth plastered ceiling. Panelled door to;

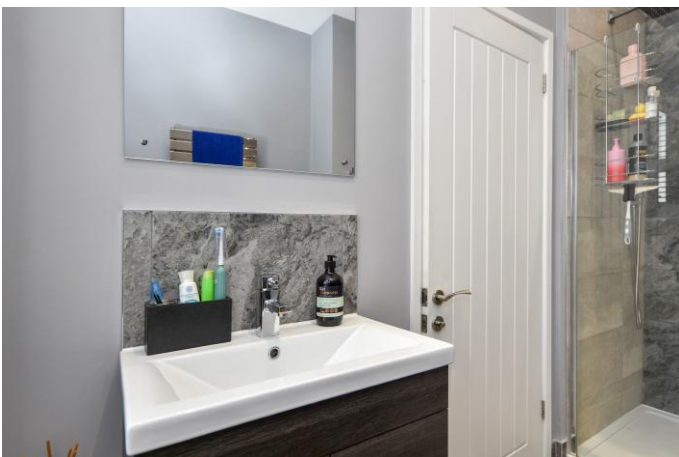


Panelled door to;

Bespoke Shower Room: 12'4" (3.76) (max) 6'7" (2) (max) (irregular shape)



'Georgian style' uPVC double glazed window to rear aspect with additional slimline matching window to side aspect. Wall mounted flat panelled contemporary style heated towel rail. The white modern three piece suite comprises triple width tiled shower enclosure with fitted shower screen, integrated shower with wall mounted controls, hand held attachment and oversized drencher shower head, vanity wash hand basin with mixer tap over and storage under and dual flush wc. Attractive splashback tiling with matching floor tiling. Smooth plastered ceiling inset with recessed lighting.



Tenure - Leasehold:

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.

Externally:

Allocated Parking space x 1

Council Tax Band A

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. 7/26/2025