

# Old School Court, Shoebury Village

£390,000





## Old School Court – Elegant Modern Living with Historical Charm

**Welcome to *Old School Court*, a distinctive boutique development set within the historic Victorian Hinguar School, originally built in 1886 and thoughtfully converted to offer stylish, modern homes full of character. Constructed around 2016, this immaculately presented three-bedroom semi-detached home seamlessly blends period architecture with contemporary living in a peaceful, private courtyard setting.**

**The home features a bright and spacious open-plan living and dining area, flowing into a sleek, fully fitted modern kitchen, with direct access to a landscaped west-facing rear garden—ideal for afternoon sun and effortless outdoor entertaining. Additional benefits include a ground floor cloakroom/WC, a principal bedroom with ensuite, two further well-proportioned bedrooms, and a modern family bathroom.**

**Externally, the property enjoys two allocated parking spaces, one of which is equipped with an EV charging point. A standout feature is the fully insulated garden room, ideal as a home office or studio, providing year-round flexibility for remote work or creative pursuits.**

**Perfectly located within walking distance of Shoeburyness Railway Station (with direct trains to London Fenchurch Street), Blue Flag Shoebury East Beach, local shops, and within catchment for the highly regarded Hinguar Primary School, this home offers a rare combination of style, convenience, and heritage charm.**

**Early viewing is strongly advised—homes of this quality are rarely available for long.**

**Entrance via:** Approached via glass canopied porch, wall mounted exterior lighting, to composite style door inset with obscure double glazed insert providing access to;



**Reception Hall:** Turned staircase rising to first floor accommodation. High quality 'Karndean style' wood effect flooring. Radiator. Panelled doors to Living area. Smooth plastered ceiling. Further panelled door to;

### Open Plan Living Room / Diner / Kitchen







**Living / Dining Area: 17'7" x 16'7" (max) (5.36m x 5.05m (max))** Pair of uPVC double glazed French doors with a pair of matching side panels, inset with half height openers, providing access to rear Garden. Two radiators. Panelled door to good size under-stairs storage cupboard. High quality 'Karndean style' wood effect flooring. Smooth plastered ceiling. Open plan to;

**Kitchen: 10'10" x 7'1" (3.3m x 2.16m)** uPVC double glazed window to the front aspect. The Kitchen comprises a range of eye and base level units with square edge worktops, with matching upstands, inset with single drainer one-and-a-quarter stainless steel sink with mixer tap over. Built in 'Zanussi' oven with four ring hob over with glass splashback and concealed extractor over. Integrated 'Zanussi' dishwasher. Under counter space for integrated washing machine. Recess housing for American style fridge/ freezer. Under counter lighting. Radiator. High gloss porcelain style tiled flooring. Smooth plastered ceiling inset with recessed lighting.



**Spacious Ground Floor Guest Cloakroom/WC: 7'9" x 4'5" (2.36m x 1.35m)**

Obscure uPVC double glazed window to front aspect. The modern suite comprises a pedestal sink with mixer tap and tiled splashback and dual flush w.c. High quality 'Karndean style' wood effect flooring. Ladder style heated towel rail. Smooth ceiling inset with recessed lighting and extractor fan.

**The First Floor Accommodation comprises**

**Landing:** Panelled door to storage / airing cupboard housing wall mounted boiler and ample shelving. Spindle balustrade. Panelled doors to Bedrooms and Bathroom. Radiator. Smooth plastered ceiling.

**Main Bedroom: 16'8" x 9'9" (max) (5.08m x 2.97m (max))** Pair of 'almost full height' uPVC double glazed panel windows to front aspect. Radiator. The bedroom offers a range of almost full height white high gloss 'part mirror fronted' wardrobes to two aspects (to remain). Smooth plastered ceiling inset with recessed lighting. Panelled doors to;

**Ensuite Shower: 7' x 3'11" (2.13m x 1.2m)** The modern white three piece suite comprises a double width tiled shower enclosure with integrated shower unit with hand held shower with 'drencher' style fixed shower head over, dual flush w.c and pedestal wash hand basin with mixer tap over with wall mounted part mirror fronted cabinet over. Shaver point. Tiled floor. Partly tiled walls. Ladder style heated towel rail. Smooth ceiling with inset downlighters and extractor fan.





**Bedroom Two: 11'7" x 8'7" (3.53m x 2.62m)** uPVC double glazed window to the rear aspect. The bedroom offers a range of almost full height white high gloss 'part mirror fronted' wardrobes to one aspect (to remain). Radiator inset to decorative cabinet. Smooth plastered ceiling with access to loft space.

**Bedroom Three: 8'2" x 7'8" (2.5m x 2.34m)** uPVC double glazed window to the rear aspect. The bedroom offers a range of almost full height white high gloss 'part mirror fronted' wardrobes to one aspect (to remain). Radiator inset to decorative cabinet. Smooth plastered ceiling.



**Family Bathroom:  
7' x 5'7" (2.13m x 1.7m)**

The modern white three piece suite comprises a panelled enclosed 'jacuzzi' style bath with mixer tap over and handheld shower and fitted shower screen, dual flush w.c and pedestal wash hand basin with mixer tap over with wall mounted mirror fronted cabinet over. Shaver point. Tiled floor. Partly tiled walls. Ladder style heated towel rail. Smooth ceiling with inset with recessed lighting and extractor fan.

**To the Outside of the Property:**

The property boasts a secluded, west-facing rear garden—compact and low-maintenance—accessed directly from the Living Room. It begins with a stylish porcelain-tiled patio seating area, leading to a neatly presented artificial lawn. At the rear of the garden, a gate provides access to private parking spaces. The garden is enclosed with fencing to all boundaries and features outside lighting for added convenience.





### Home Office: 9'9" x 6'2" (2.97m x 1.88m)

A standout feature of the home is the fully insulated Summer House/Home Office, complete with exterior lighting. Access is via uPVC double-glazed French doors with matching side panels with further uPVC double glazed window to side aspect, allowing natural light to fill the space. Internally, it boasts high-quality 'Karndean-style' wood-effect flooring, a column upright radiator with Bluetooth control, and a smooth plastered ceiling inset with recessed lighting.



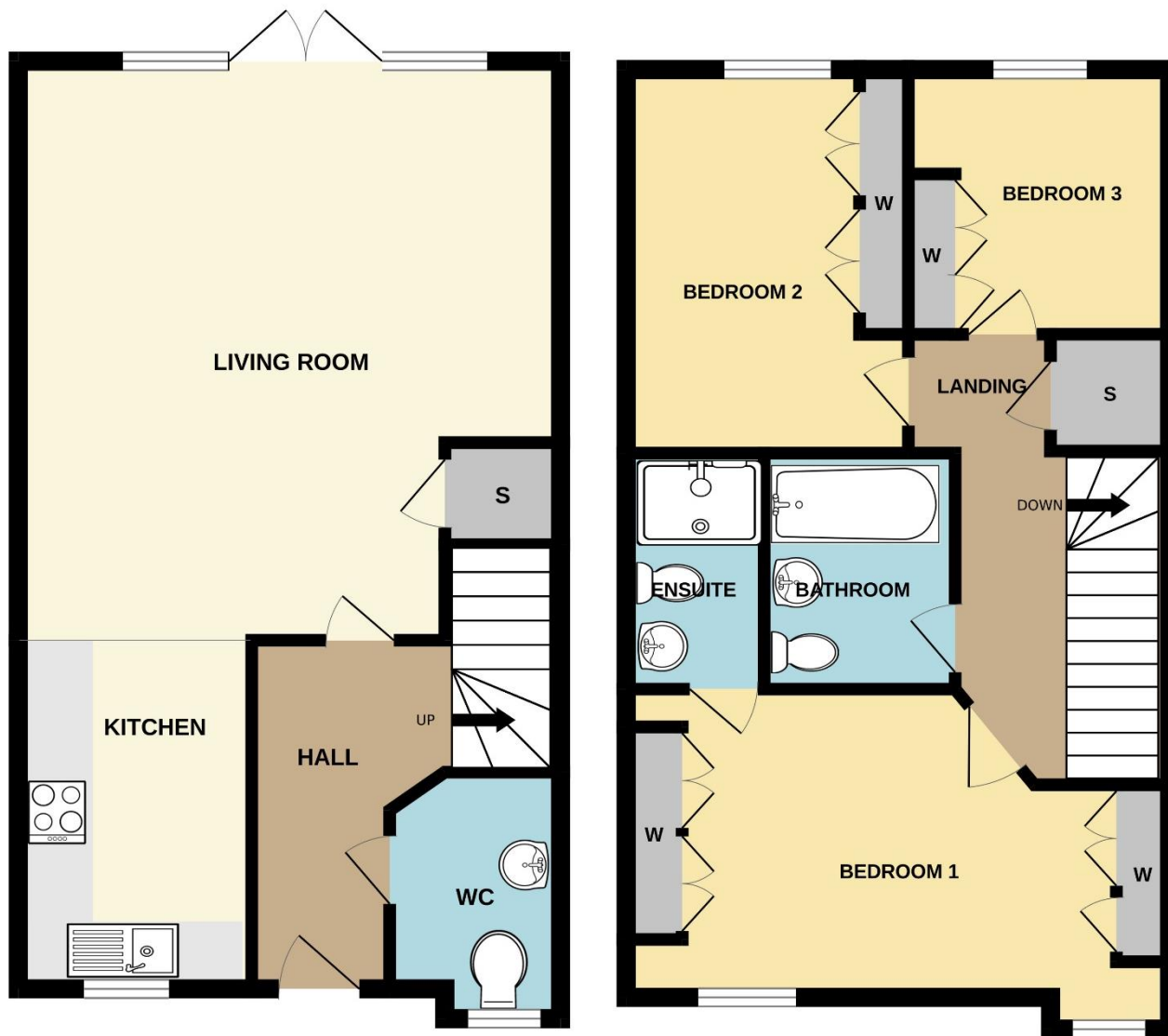


**Parking:** Two allocated Parking spaces to the rear of the property with secure gated access to the rear Garden. EV car charging point in situ (to remain).

**Council Tax Band D**

**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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		