

Est. 1995

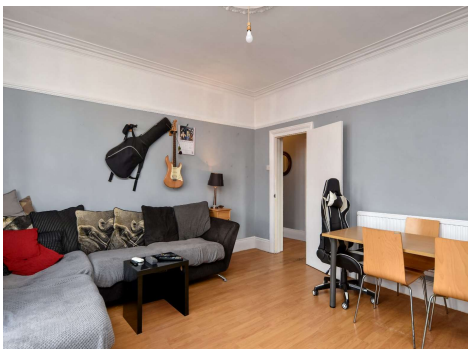
HUNT ROCHE

The Estate Agent

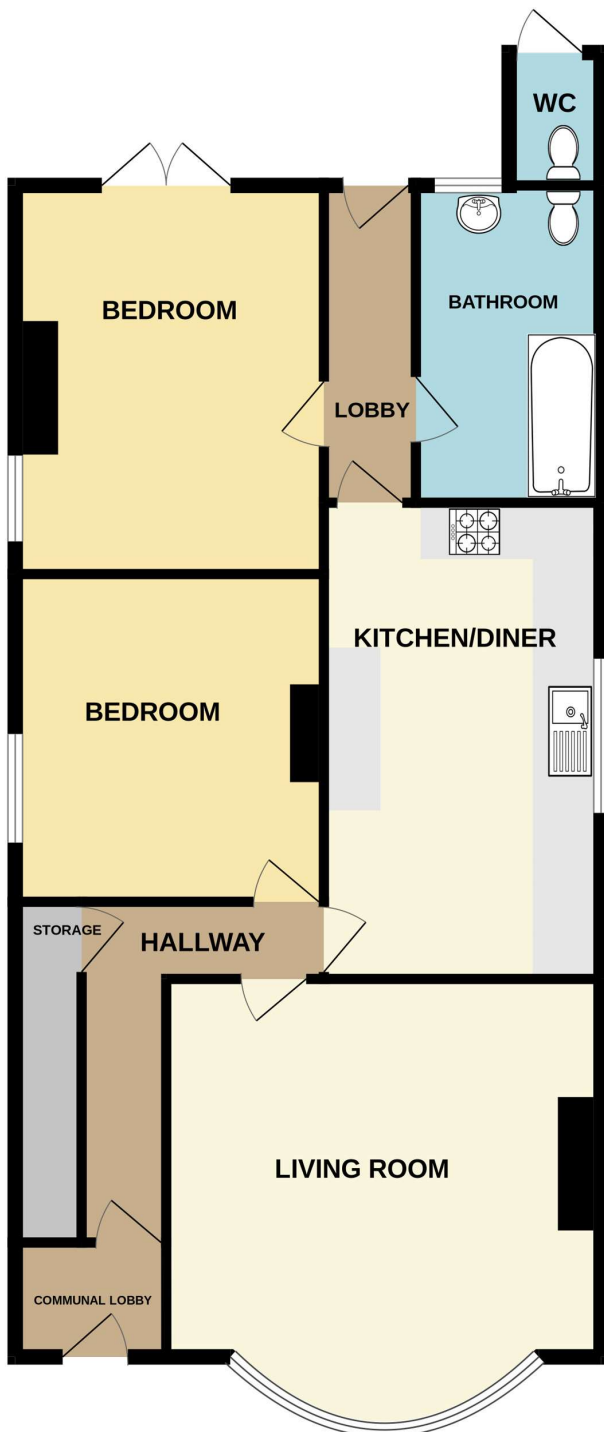


Asking Price: £239,995

80a Richmond Avenue, Shoeburyness, Essex, SS3 9LG



A charming GROUND FLOOR APARTMENT within a detached property of just two apartments. The home oozes charm and classic character of the era of build and potential for modernisation. Its distinctive exterior features a decorative detailing above the Living Room window. Externally there is a generous WEST FACING GARDEN, OFF ROAD PARKING and a GARAGE.



Occupying the lower level of a detached period property comprising just two dwellings, this beautifully presented ground floor apartment effortlessly blends period charm with practical living.

A distinctive bay-fronted façade with ornate detailing sets the tone, while inside, the home showcases high ceilings, original mouldings, picture rails, and other character features that reflect its heritage.

The generously proportioned Living Room is bathed in natural light through a wide front-facing bay window and further enhanced by elegant, corniced ceilings and a decorative ceiling rose, creating a refined yet welcoming space.

The Kitchen/Breakfast Room provides ample cupboard and worktop space, along with a breakfast bar.

The Main Bedroom benefits from direct access to the rear garden via French doors — a peaceful retreat with indoor-outdoor appeal.

Externally, the property offers a large west-facing garden, off-road parking to the front, and a garage, making this an attractive and practical home in a sought-after residential location.

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 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.
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Entrance via: Canopied entrance porchway, providing access via the original panelled hardwood door to a well-maintained shared reception lobby with double glazed window to side aspect. Personal door to ground floor apartment.

Hallway: Laminate wood-effect flooring. Doors leading to the Living Room, Kitchen, and Bedroom. Ceiling height of 9'6" with original cornicing and a smooth plastered finish.

Generous Living Room: 16'8" (5.08) (into bay) x 16' (4.88) (max) A spacious and characterful Living Room featuring impressive 9'6" ceiling height with original cornice detailing and a decorative ceiling rose. Picture rail. Wall mounted 'Daikin' air-conditioning unit. uPVC double glazed bay window to front aspect with curved radiator under. Laminate wood-effect. Further radiator.

Bedroom Two: 12'5" (max) x 11'10" (3.78m (max) x 3.6m) This good size room with uPVC double glazed window to the side aspect. Retaining original character features, it showcases impressive 9'6" ceiling height with elegant cornicing to smooth plastered ceiling inset with ornate decorative ceiling rose, and a decorative arch detail that brings charm and period appeal. Wall-mounted 'Mitsubishi' air conditioning unit and radiator. Versatile in use, this space is ideal as a bedroom, guest room, or home office.

Spacious Kitchen/Breakfast Room: 14'6" x 10' (4.42m x 3.05m) uPVC double glazed window to side aspect. The Kitchen offers a generous range of wall and base units, complemented by black worktops inset with stainless steel single drainer sink unit with mixer tap over. Tiled splashbacks. Built-in electric 'Beko' oven and four ring gas hob with overhead extractor. Under counter recess and plumbing for a washing machine. Breakfast bar seating area with splashback tiling. Tiled flooring. Ample further appliance space. Radiator Smooth plastered ceiling with impressive 9'6" ceiling height. Access to;

Lobby: Impressive 9'6" textured ceiling. uPVC double glazed door providing access to rear Garden. Laminate wood-effect. Radiator. Doors to Bathroom and Main Bedroom.

Main Bedroom: 13'4" x 11'7" (4.06m x 3.53m) A generously proportioned bedroom with uPVC double-glazed window to side aspect. Pair of uPVC double glazed French doors opening directly to the private garden. Impressive 9'6" ceiling height with original ceiling cornice inset with central ceiling rose, a decorative arched alcove, radiator, and a ceiling fan. Picture rail. Wall mounted 'Midea' air conditioning unit.

Bathroom: 10'1" x 6'6" (3.07m x 1.98m) Obscure uPVC double glazed window to rear aspect. Partly tiled walls. The bathroom is fitted with a white suite comprising a panel-enclosed bath with mixer taps with integrated shower unit over and fitted glass screen, low level flush WC and pedestal wash basin with mixer tap over. Shaver point. Tiled flooring. Radiator. Impressive 9'6" high textured ceiling.

To the Outside of the Property:

Access to the private WEST FACING garden is via the Main Bedroom and the Lobby area and offers a generous and versatile outdoor space, ideal for both relaxation and entertaining. The Garden measures approx 60ft and commences with a large hardstanding patio area. A charming brick boundary wall to one aspect with fencing to remaining. Gated side access to the front of the property. Exterior water tap and lighting. Timber gate providing access to exterior WC.

To the rear of the garden sits a canopied BBQ area. There is access via courtesy door (inaccessible at the time of inspection) to the;

Garage / Workshop: 15'9" x 8'8" (4.8m x 2.64m)

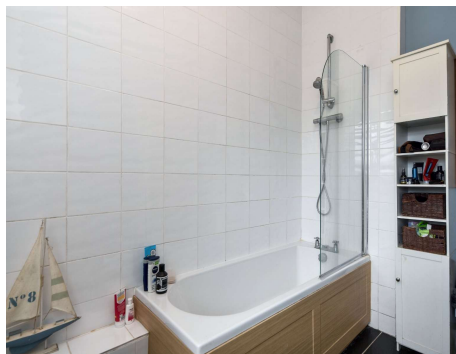
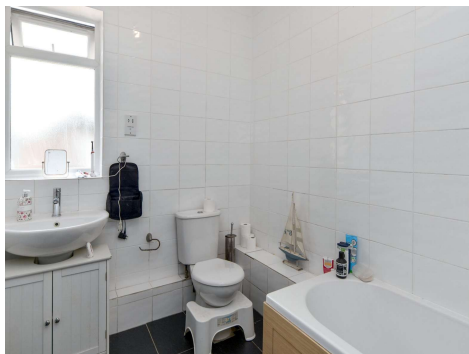
Located at the rear of the property and accessed via a side road (with right of access), the garage features an up-and-over door. Internally, the space is equipped with power and lighting, with partial pitched eaves storage space.

Tenure: LEASEHOLD Date : 21 July 2015 / Term : 125 years from 1 July 2015

Please note that this information is provided for guidance purposes only and will need to be verified by any interested parties solicitors / conveyancer.

Building Insurance is charged by the Freeholder of £250.00 per annum
Ground Rent - Peppercorn.





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. 7/14/2025