

HUNT ROCHE

The Estate Agent



Asking Price: £185,000

183B High Street, Shoeburyness, Close to Beach & Railway, Essex, SS3 9AU



SIMPLY STUNNING!! A beautifully presented ONE DOUBLE BEDROOM first floor apartment positioned just moments from Shoebury East Beach and within easy walking distance of Shoeburyness Mainline Railway Station, local shops and bus routes. Offering bright and spacious accommodation with characteristic high ceilings throughout, the property benefits from a modern fitted Kitchen, attractive Living/Dining Room, contemporary Bathroom suite and allocated parking to the rear. An ideal first purchase!!

Leasehold: Lease Term: 125 years from 29th September 1986.

Please be advised that we understand the Freeholder is currently in the process of pursuing a lease extension. Our client has advised that they would be willing to negotiate towards the associated premium/costs, revised lease term and any related maintenance or service charge arrangements, subject to the level and terms of an acceptable offer received. Further information is available upon request via the selling agent.

- Current Ground Rent is £30.00 per annum.
- Buildings Insurance is currently split equally between the four apartments, with the most recent contribution understood to be approximately £313.00 per apartment.

Please note that all figures and information provided are supplied as guidance only and any interested party should seek verification via their own conveyancer/solicitor.



- Exceptionally Presented ONE Double Bedroom First Floor Apartment
- Characterful Accommodation with Generous Ceiling Heights
- Situated Just Yards from Shoebury East Beach & Seafront
- Within Walking Distance of Shoeburyness Mainline Railway Station
- Bright & Spacious Living / Dining Room
- Modern Fitted Kitchen with Ample Storage & Worktop Space
- Contemporary Three Piece Bathroom Suite
- Generous Double Bedroom
- Allocated Parking Space to the Rear
- Convenient Access to Local Shops, Bus Routes & Everyday Amenities
- Ideal First Time Purchase, Buy to Let or Seaside Home

Entrance via: Recessed entrance lobby with access to timber panelled door into:

Communal Entrance Hallway: Staircase rising to the First Floor landing with personal entrance door opening to;

Living / Dining Room: 19'5" x 10'7" (5.92m x 3.23m) A bright and well proportioned Living/Dining Room featuring a uPVC double glazed window overlooking the rear aspect and two radiators. Decorative glazed block screening creates a defined entrance/lobby area, whilst further features include wall mounted heating controls and recessed spotlighting set within a smooth plastered ceiling finished with coved cornice. Internal doors lead through to the Kitchen / Bathroom and Bedroom accommodation.

Kitchen / Breakfast Room: 9'5" x 9'1" (2.87m x 2.77m)

Accessed via the Living Room. Built-in storage cupboard and further panelled doors serving the Bathroom.

Open plan access leads directly into the well presented Kitchen fitted with a range of matching shaker style base and wall mounted units complemented by rolled edge working surfaces and metro style tiled splashbacks. Inset stainless steel sink unit with mixer tap positioned beneath a uPVC double glazed window overlooking the rear aspect. Additional features include a freestanding 'Hotpoint' double oven with ceramic hob and concealed extractor hood above, ample under counter appliance space with plumbing for a washing machine, undercounter fridge and freezer, together with a fitted breakfast bar incorporating storage beneath and brushed steel support leg. Radiator. Smooth plastered ceiling with inset spotlights and decorative coved cornice.

Bathroom: 5'9" x 5'8" (1.75m x 1.73m) The Bathroom has been fitted with a white three piece suite comprising a panel enclosed bath with mixer tap and wall mounted shower attachment with glazed shower screen, concealed cistern WC and vanity wash hand basin inset to storage cabinetry beneath. Partly tiled walls with contrasting border detail and chrome trim finishings. Further features include a chrome towel rail, electric shaver point, wall mounted fan heater and extractor fan. Smooth plastered ceiling inset with recessed spotlights.

Bedroom: 16'6" (5.03) (into bay) x 13'4" (4.06) A generously proportioned double Bedroom featuring a deep square bay style uPVC double glazed window to the front aspect, creating an ideal space for a dressing table or study area whilst allowing excellent natural light throughout. Further benefits include two radiators, smooth plastered ceiling with inset recessed lighting and decorative coved cornice.

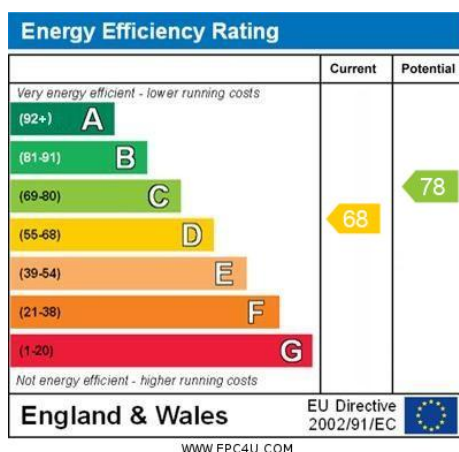
Parking:

To the rear of the apartment, accessed via Elm Road, the property benefits from an allocated off street parking space approached via a dropped kerb access.

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. 6/2/2026