



Old School Court, Shoebury Village
Offers Over £400,000

A Unique Blend of Historical Charm & Contemporary Living

Set within the historic grounds of the former Victorian Hinguar School, originally established in 1886, this beautifully presented THREE BEDROOM home at *Old School Court* blends period character with contemporary design. Part of a thoughtfully converted and extended development completed around 2016, the property is tucked away in a quiet private courtyard and offers the ideal mix of heritage and modern comfort.

Inside, a spacious and light-filled layout features an impressive open-plan living and dining area leading into a sleek, fully fitted kitchen. From the living space, double doors open onto one of the largest gardens on the development – a generous corner plot with a large decked seating area, perfect for entertaining or relaxing in privacy.

Upstairs, you'll find a modern family bathroom and an en-suite to the principal bedroom. Additional benefits include two allocated parking spaces to the front, a ground floor cloakroom/WC, and NO ONWARD CHAIN, making this an ideal option for a smooth and swift move.

Perfectly positioned just a short stroll from the award-winning East Beach and Shoeburyness C2C mainline station (with direct links to London Fenchurch Street in approx. 55 minutes), this is more than just a home—it's a lifestyle rooted in history, style, and convenience.

Early viewing is highly recommended.

Entrance via: Approached via a glass-canopied porch with wall-mounted exterior lighting, a composite front door with obscure double-glazed insert opens into:



Reception Hallway: Turned staircase rising to first floor accommodation. High quality laminate wood effect flooring. Radiator. Panelled door to Living/Dining/Kitchen 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. Panelled door to good size under-stairs storage cupboard. Two wall mounted flat panelled contemporary radiators. High quality laminate 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 high gloss eye and base level units with square edge worktops, with matching upstands, inset with stainless steel single drainer one-and-a-quarter sink with mixer tap over. Built in 'Zanussi' oven with four ring induction hob over with glass splashback and concealed extractor over. Integrated 'Zanussi' dishwasher. Under counter space inset with washing machine (The sellers have advised that they have retained the original door for this cupboard space) Integrated upright 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)

High level obscure uPVC double glazed window to front aspect. The modern suite comprises a pedestal wash hand basin with mixer tap and tiled splashback and a dual flush w.c. Tiled flooring. Ladder style heated towel rail. Smooth ceiling inset with recessed lighting and extractor fan.

The First Floor Accommodation comprises

Landing: Panelled door to spacious storage /airing cupboard housing wall mounted boiler. Spindle balustrade. Panelled doors to Bedrooms and Bathroom. Radiator. Smooth plastered ceiling with access to loft space (with pull-down ladder).

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. Smooth plastered ceiling inset with recessed lighting. Panelled door 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 and splashback tiling. 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. Radiator. 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. Radiator. Smooth plastered ceiling.

Family Bathroom: 7' x 5'7" (2.13m x 1.7m) The white three piece suite comprises a panelled enclosed bath with mixer tap with handheld shower attachment and fitted shower screen, dual flush w.c and pedestal wash hand basin with mixer tap over and splashback tiling. 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:

This property enjoys one of the largest gardens within the development offering ample seclusion and privacy, accessed directly from the living room. It begins with a spacious patio area, with the remainder laid to lawn, and a generous decked seating area at the rear – perfect for outdoor entertaining. The wraparound layout also includes a timber-framed shed to the side and gated access to the front of the home.

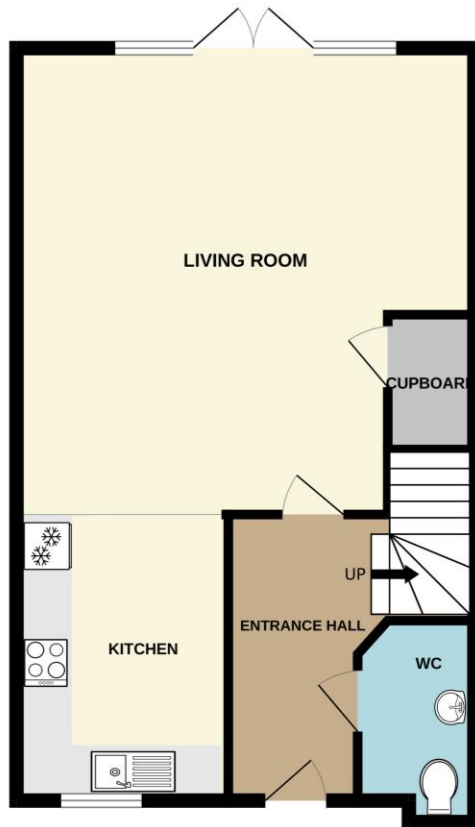


Parking: Block paved driveway to the front of the home provide two allocated parking spaces.

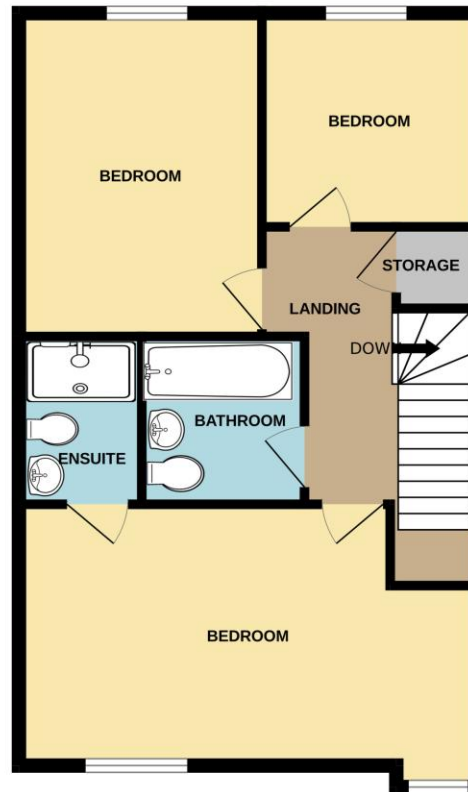
Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION

GROUND FLOOR



1ST FLOOR



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. 8/7/2025

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		

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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