

HUNT ROCHE

The Estate Agent



Guide Price: £265,000 - £270,000

118b Ness Road, Shoeburyness, Essex, SS3 9DJ



THIS ONE HAS IT ALL!!!

Occupying the entire top floor of this handsome detached character residence, this impressive self-contained apartment combines elegant period features with spacious, adaptable accommodation extending throughout the upper floor. Lovingly owned by the current vendor since 1986, the property has been well maintained whilst retaining much of its original charm and character. High ceilings, generous room sizes and excellent natural light create a wonderful sense of space, complemented by a modern fitted kitchen and stylish bathroom. The versatile layout offers excellent flexibility, whether utilised as a generous two-bedroom home with a formal dining room or easily arranged as three bedrooms to suit changing lifestyles. Outside, the property enjoys its own section of front garden, together with a private West-facing, low-maintenance rear garden, detached garage and off-street parking, all conveniently accessed via Linton Road—an exceptionally rare combination for a self-contained apartment of this calibre.



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.
Made with Metroxx 62026



- Entire top floor self-contained character apartment
- Occupying a beautiful detached period residence
- Exceptionally spacious and versatile accommodation
- High ceilings and original character
- Three Double Bedrooms
- Stunning 'Shaker Style' modern fitted Kitchen
- Modern Three Piece dual aspect Bathroom Suite
- Compact West-facing low maintenance Rear Garden
- Detached Garage with off-street parking via Linton Road
- Own section of Front Garden
- Convenient for Shoebury Common Beach front, station and Shopping facilities
- Lease Term - In excess of 150 years
- Viewing Essential to appreciate the spacious and well presented accommodation

Entrance via:

Feature brick archway leading to a covered Entrance Porch with original-style black and white tiled flooring and personal entrance door inset with obscure glazed panel insert.

Reception Lobby:

Obscure glazed uPVC door providing access to the side pathway leading to both the front and rear gardens. Staircase rising to the apartment with fitted carpet, smooth plastered walls, decorative turned spindle balustrade and handrail. Feature character cornice to smooth plastered ceiling.



Spacious First Floor Landing:

Feature stained glass double glazed window to the side aspect, flooding the landing with natural light while enhancing the property's period character. Spacious central landing providing access to all principal rooms. Original panelled doors to a useful built-in storage cupboard and all accommodation. Radiator. Original style balustrade with turned newel posts. Radiator. Smooth plastered ceiling.

Living Room: 16'9" (5.1) (into bay) x 13'7" (4.14)

uPVC double glazed bay window to the front aspect with opening leaded fanlights. Attractive limestone-style fireplace incorporating a living flame coal effect gas fire with brushed stainless steel inset, creating an impressive focal point. Radiator. Papered coved ceiling.



Kitchen: 15'2" x 7'7" (4.62m x 2.3m)

uPVC double glazed window to the rear aspect. The Kitchen has been extensively fitted with a comprehensive range of matching cream Shaker-style wall and base units incorporating pan drawers, larder storage and pull-out wire spice racks. Wood effect rolled edge work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and attractive tiled splashbacks. Integrated 'Bosch' double oven and five-ring 'Smeg' gas hob with stainless steel extractor canopy over. Undercounter recess and plumbing for washing machine and tumble dryer. Space for American-style fridge/freezer. Recessed under-unit lighting beneath selected wall cupboards. Traditional style column radiator. Large format tiled flooring. Smooth plastered ceiling inset with recessed LED spotlights.

Dining Room / Bedroom: 11'11" (3.63) (max) x 14'5" (4.4) (into bay)

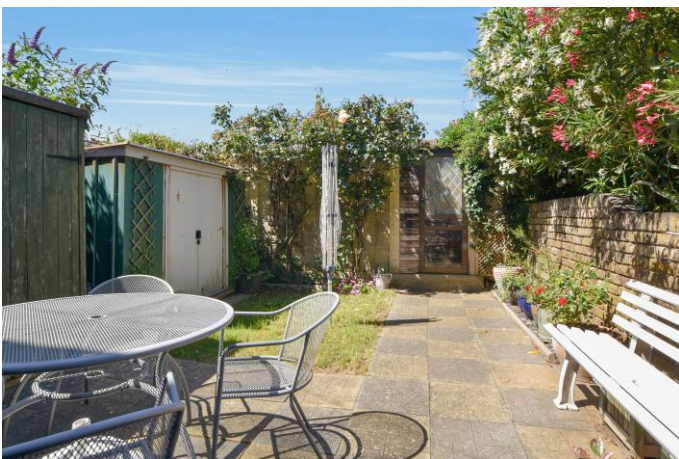
uPVC double glazed leaded light three-section bay window to the side aspect. Radiator. Spacious and versatile Dining Room offering ample space for formal entertaining, equally suited as a further double bedroom. Contemporary feature three-panel timber slatted wall creating an attractive focal point. Textured ceiling with coved cornicing.

Bedroom: 13'1" (max) x 11'10" (4m (max) x 3.6m) uPVC double glazed window to the side aspect. Radiator. Extensive fitted sliding door wardrobe with a combination of wood-effect and mirrored doors, providing excellent full-height hanging and storage space. Smooth plastered ceiling.



Bedroom Two: 11'8" x 8'11" (3.56m x 2.72m) uPVC double glazed oriel style window to the front aspect. Radiator. Fitted sliding door wardrobe incorporating mirrored panel, providing excellent hanging and storage space. Smooth plastered ceiling.

Dual aspect Bathroom: 10'9" x 6'2" (3.28m x 1.88m) uPVC obscure double glazed window to the side and rear aspect. The modern white suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap and panelled enclosed 'shower bath' with curved glazed shower screen and thermostatically controlled rainfall-style shower with additional handheld attachment. Contemporary wall tiling with decorative border. Built-in full-height gloss storage cupboards providing excellent concealed storage. Traditional style column radiator. Large format tiled flooring. Smooth plastered ceiling inset with recessed LED spotlights with access to loft space via pull-down ladder.



To the Outside of the Property: Approx 20' x 17' (Approx 6.1m x 5.18m)

The compact West-facing courtyard style rear garden has been designed for ease of maintenance, featuring a paved patio ideal for outdoor dining and entertaining, with an area of lawn, mature shrubs and established planting. Gated side access leads to the front of the property and a useful outside water tap. Further benefits include both a timber garden shed and separate metal storage shed. Part glazed door providing access to the Garage.

Garage / Workshop space: 16'1" x 7'8" (4.9m x 2.34m) Up and over door opening onto Linton Road, power and lighting.

Parking: Allocated parking space positioned directly in front of the Garage with vehicular access from Linton Road.

Tenure - Leasehold:

- Lease Term: 199 years from 1st March 1978
- Ground Rent: £25 per annum
- Buildings Insurance: Shared equally (50/50) between the two apartments
- Maintenance: Any maintenance costs are shared equally (50/50) between the two apartments
- Freeholder: The freeholder occupies the Ground Floor Apartment
- All information has been provided for guidance purposes only and should be verified by any interested party's solicitor or conveyancer.

Council Tax Band B

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. 6/30/2026