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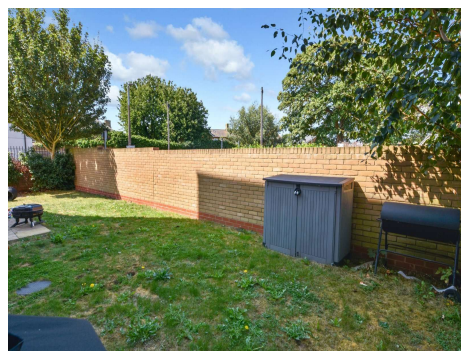
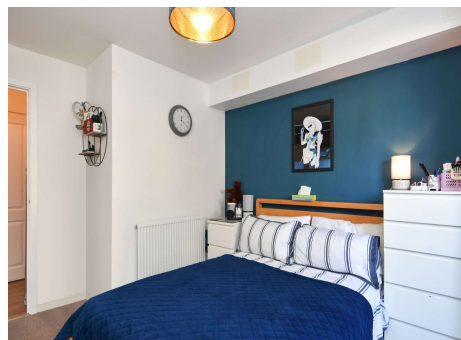
HUNT ROCHE

The Estate Agent



Asking Price: £230,000

9 Saxon Court, 20 Smith Street, Shoebury Village, Essex, SS3 9FS



Discover this stylish one-bedroom ground floor apartment, perfectly positioned for modern coastal living. Built in 2016, the property features a bright, open-plan layout combining kitchen, dining, and living areas — ideal for both relaxation and entertaining. The contemporary bathroom is fitted with a sleek three-piece suite, while the bedroom enjoys direct access to the communal garden with its own patio seating area. Situated just moments from award-winning East Beach, this apartment benefits from easy access to local shops, amenities, and direct rail links to London Fenchurch Street, offering the perfect blend of convenience and lifestyle. Now available to purchase on a 100% ownership basis, this property presents a rare opportunity to acquire a modern coastal retreat.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This lovely GROUND FLOOR APARTMENT is available on a FULL OWNERSHIP BASIS of the full market value of £230,000.

~ Service Charge: Approximately £123.72 per month (TBC)

~ Lease Term: 125 years from November 2016.

The accommodation comprises;

Entrance via: Accessed via a secure entry phone system, the communal entrance is well maintained and leads through to a tidy shared hallway. From here, a personal panelled fire door, complete with spyhole, opens into the property.

Spacious Hallway: Fitted with a wall-mounted security entry phone handset, the hallway features laminate wood-effect flooring and panelled doors giving access to the bathroom, bedrooms, and main living area. An additional panelled door opens to a spacious storage cupboard measuring approximately 4'10" x 3'1" (1.47m x 0.94m), which houses the wall-mounted 'Vaillant' boiler. The area is completed with a smooth plastered ceiling

Dual aspect Kitchen/Diner Living Area: 22'7" x 10'9" (6.88m x 3.28m)

Enjoying excellent natural light, the room features uPVC double-glazed panel windows, almost full height, to both the front and side elevations.

The kitchen area is fitted with an attractive range of base and wall-mounted units complemented by matching upstands and work surfaces inset with a stainless-steel single drainer sink and mixer tap. Integrated appliances include an upright fridge/freezer, a 'Zanussi' electric oven with four-ring hob, glass splashback, and a concealed extractor above.

(Agent's Note: The property also benefits from an integrated Beko washing machine. As this appliance

remains under a finance agreement, any interested purchaser may assume the agreement by settling the outstanding balance with the current owner.)

Additional features include concealed under-unit lighting, laminate wood-effect flooring, radiator, and a smooth plastered ceiling with recessed downlighting.

The living area continues the same stylish finish with laminate flooring, radiator, and recessed lighting set within a smooth plastered ceiling, creating a bright and comfortable open-plan space.

Bedroom: 12' (3.66) (reducing to 9'8" (2.95)) x 11'5" (3.48)

A uPVC double-glazed sliding patio door, with a matching side panel, opens to the rear patio area, which forms part of the communal gardens and provides a pleasant outlook to the rear. The bedroom includes a selection of freestanding wardrobes (to remain), along with a radiator and a smooth plastered ceiling, creating a comfortable and well-presented space.

Bathroom: 6'8" x 6'4" (max) (2.03m x 1.93m (max))

The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with mixer taps, shower attachment and glass screen, a dual-flush WC, and a pedestal wash hand basin with tiled splashback. Additional features include a ladder-style heated towel rail, part-tiled walls, ceramic tiled flooring, and a shaver point. The smooth plastered ceiling is inset with recessed downlighting and incorporates a ceiling-mounted extractor fan for ventilation.

To the Outside of the Property: The communal grounds are well maintained and incorporate a lockable bike store, bin storage area, and allocated parking for each apartment. From the apartment's bedroom, direct access is available to a lawned section of the communal garden, enclosed by a high wall for privacy and enjoying a pleasant south-westerly aspect.

Council Tax Band A:

PRELIMINARY DETAILS - AWAITING VERIFICATION



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

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. 10/7/2025