

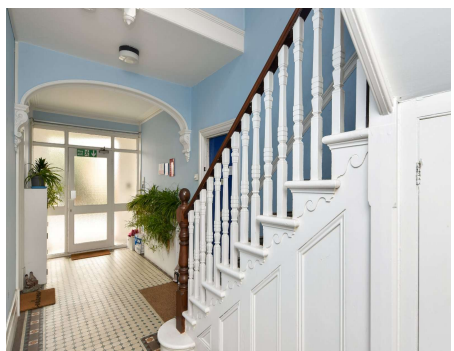
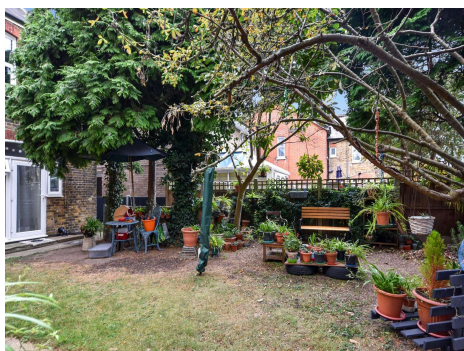
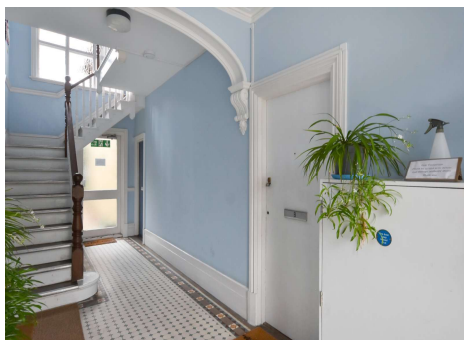
Est. 1890 1995

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £150,000 - £160,000**  
108b Ness Road, Shoeburyness, Essex, SS3 9DJ





**Set within a red-brick character building, this GROUND FLOOR apartment enjoys a lease in excess of 145 years and an open-plan Living/Kitchen. Features include high ceilings, attractive character bay window, a beautiful shower room, gas central heating and allocated parking for one car. Residents benefit from a communal rear garden, with access via the grand communal hallway or a private side door from the apartment. Ideally positioned close to the mainline station, Lidl, Sainsbury's and the seafront beaches.**

**Entrance via:** Communal entrance door to;



**Grand Communal Hallway:** A welcoming entrance with real period charm: a wide, light-filled hall featuring tall ceilings, elegant coving and decorative corbels, and a classic Victorian-style mosaic/tessellated floor running the length of the space. A staircase rises to the upper floors with large window to the mid landing level. The hallway is well presented fire safety signage, and emergency exit lighting in place. Obscure glazed door to rear provides access to the Communal Gardens. Residents can enter via the main communal door, with internal doors leading to individual flats and shared areas. Personal entrance door to;



**Living Area/Kitchen:** 14'9" (4.5) (into bay) x 13'6" (4.11) (max) A bright bay-fronted reception with high ceilings, deep coving to smooth plastered ceiling and large sash windows flooding the room with light. Discreet one-way privacy film to the lower sash allows daylight in while maintaining street-level privacy.

The contemporary Kitchen features charcoal shaker-style cabinets, subway-tile splashbacks, and timber-style worktops, inset with recessed stainless-steel sink unit with mixer tap over, built in 'Hotpoint' electric oven with split level two ring ceramic hob, and spaces for a fridge-freezer and undercounter washing machine. Wall-mounted gas combi boiler. Radiator. The space is finished with wood-effect flooring with an archway to;

**Bedroom:** 10'10" x 8'6" (3.3m x 2.6m) Calm and cosy double bedroom set off the living space via a charming arched doorway. Radiator. Finished with wood-effect flooring, the room includes a built-in wardrobe for handy storage and textured ceiling. Obscure glazed door to;

**Lobby Area: 4'8" x 3'3" (1.42m x 1m)** Part-glazed door giving side access to the communal garden. Finished with laminate wood-effect flooring, radiator, and a textured ceiling with recessed lighting. Frosted glazing provides privacy while allowing light through. Open access to;



**Modern fitted Shower Room: 7'4" x 4'7" (2.24m x 1.4m)**

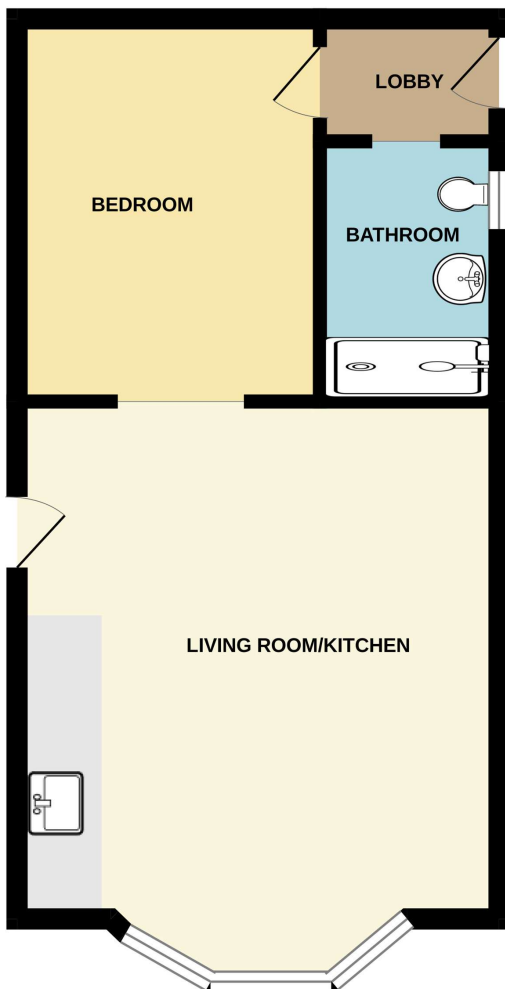
Obscure-glazed side window. Smart monochrome suite comprising a double-width walk-in shower with fitted glass screen and wall-mounted Triton electric shower, finished with classic white metro tiles. Wall-hung vanity basin with mixer tap, low-level dual-flush WC, and ladder-style heated towel rail. Attractive chequerboard lino-effect flooring completes the contemporary look. Wall-mounted extractor fan and smooth plastered ceiling.

**Communal Gardens:** The Garden is approached via the rear of the Communal Hallway or side access from the Lobby area of the apartment.

**Frontage:** Allocated parking space

**Council Tax Band A**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**



**Tenure: Leasehold**

199 years from 25 December 1972

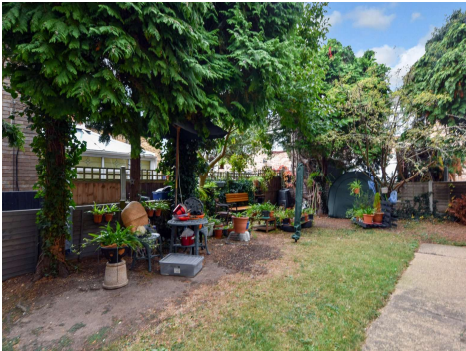
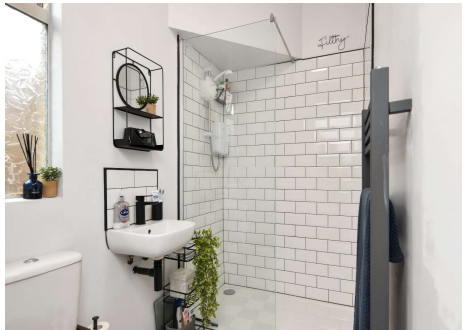
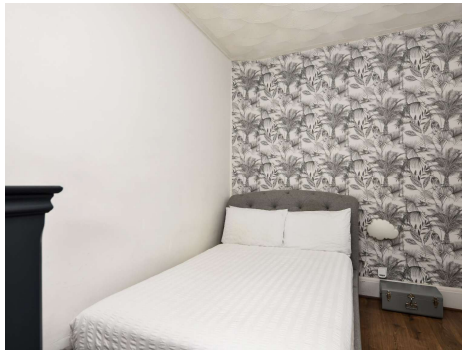
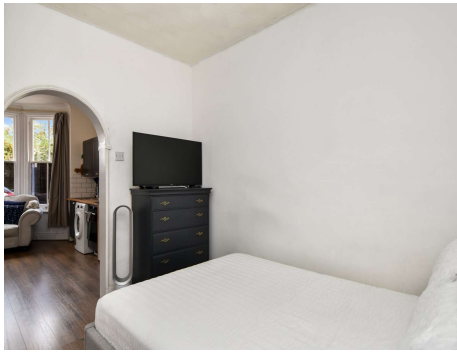
Service/Management Charge:  
£925.00 per annum

Ground Rent: £20.00 per annum  
(£10 payable every 6 months)

Figures provided by the seller; buyers should verify via their solicitor.

- Set within an attractive double-fronted red-brick character building
- Lease: 145+ years
- Bright open-plan Living & Kitchen with large bay window
- Feature high ceilings
- Beautiful shower room finished in classic metro tiles
- Gas central heating (combi boiler)
- Allocated parking for one car on forecourt
- Access via grand communal hallway with access to communal rear garden for residents
- Close to mainline station, Lidl, Sainsbury's and seafront beaches

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 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. 10/13/2025