

Old School Court Shoeburyness



Freehold - £399,995

Old School Court – Contemporary Living in a Historic Setting

Set within a private and attractive courtyard, Old School Court forms part of the former Victorian Hinguar School (circa 1886), an impressive period building that has been thoughtfully converted into a distinctive boutique development. The scheme successfully blends the architectural charm of the original school with contemporary homes, creating a characterful yet modern residential environment. The property is situated in a desirable and much-requested location of Shoeburyness, positioned within moments of the award winning East Beach, Shopping facilities and the railway station, offering an excellent balance between coastal living and convenient commuter access.

This well-proportioned three-bedroom home, constructed circa 2016, is presented in excellent decorative order throughout and has been carefully designed to suit modern lifestyles. The accommodation is both practical and stylish, comprising a generous open-plan Living and Dining area ideal for everyday living and entertaining, complemented by a sleek modern kitchen with integrated appliances. Additional features include a ground floor cloakroom, an en-suite shower room to the principal bedroom, and a contemporary family bathroom.

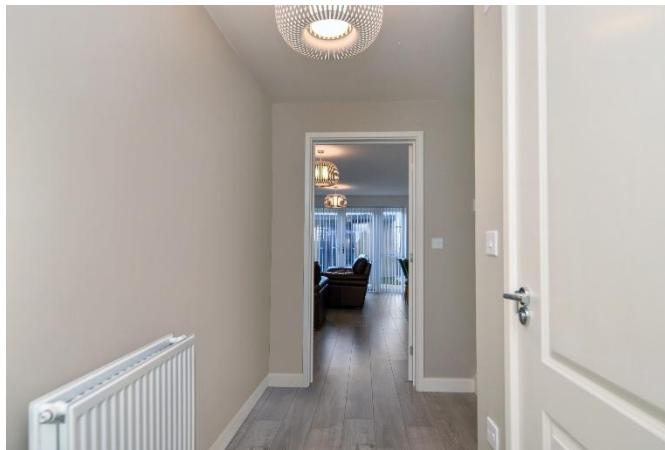
Externally, the rear garden is neatly arranged for ease of upkeep and features a patio seating area, artificial lawn, and a bespoke summer house providing highly versatile additional space. This outbuilding is ideal for use as a home office, gym, or hobby room. To the front, the property benefits from two allocated parking spaces, offering convenient off-street parking.

Overall, this property represents an excellent opportunity to acquire a modern home in a highly desirable and much-requested, well-connected location, combining period character, contemporary living, and everyday convenience.

Early viewing is strongly recommended to fully appreciate all that this home has to offer.

Entrance via: Accessed via the superb courtyard setting, the property benefits from two allocated parking spaces. A glass-canopied entrance leads to a composite front door with double-glazed obscure inset, opening into:

Reception Hall: Turned staircase rising to first-floor accommodation. High-quality laminate wood-effect flooring. Radiator. Panelled doors leading to the Living area and Ground Floor WC. Smooth plastered ceiling.



Living / Dining Area: 17'7" x 16'7" (max) (5.36m x 5.05m (max))

A generous and inviting open-plan living space featuring uPVC double-glazed French doors with matching side panels, fitted with light-filtering vertical blinds. Two radiators. Panelled door to a useful under-stairs storage cupboard. Finished with high-quality wood-effect flooring and a smooth plastered ceiling, the space flows seamlessly into:





Kitchen: 10'10" x 7'1" (3.3m x 2.16m) A bright and contemporary kitchen featuring a uPVC double-glazed window to the front aspect, fitted with made-to-measure plantation-style shutters. The kitchen is fitted with a range of sleek eye and base level units, complemented by square-edge worktops and matching upstands. A stainless-steel one-and-a-quarter bowl sink with mixer tap sits beneath the window, while integrated appliances include a built-in oven with four-ring hob, glass splashback with concealed extractor over. Under counter dishwasher and washing machine. Finished with under-unit lighting, a radiator, high-gloss porcelain-style tiled flooring, and a smooth plastered ceiling with recessed lighting.

Ground Floor Guest Cloakroom/WC: 7'9" x 4'5" (2.36m x 1.35m) A high-level obscure uPVC double-glazed window to front aspect, fitted with made-to-measure plantation-style shutters. The modern suite comprises a pedestal wash hand basin with mixer tap and tiled splashback, together with a dual-flush WC. Finished with tiled flooring, a ladder-style heated towel rail, and a smooth ceiling incorporating recessed lighting and an extractor fan.

The First Floor Accommodation comprises

Landing: Panelled door to storage /airing cupboard housing wall mounted boiler and ample shelving. Spindle balustrade. Panelled doors to Bedrooms and Bathroom. Radiator. Smooth plastered ceiling.

Main Bedroom: 16'8" (5.08) x 9'9" (2.97) (max) A pair of almost full-height uPVC double-glazed windows to the front aspect, fitted with made-to-measure plantation-style shutters, allowing excellent natural light while maintaining privacy. Radiator. Attractive freestanding almost full-height high-gloss three-door wardrobes with part mirrored fronted (to remain). Smooth plastered ceiling with contemporary light fitting. Panelled door leading to:

Ensuite Shower: 7' x 3'11" (2.13m x 1.2m) The modern white three-piece suite comprises a fully tiled double-width shower enclosure with integrated shower unit, featuring both a handheld shower and a fixed drench-style shower head. Dual-flush WC and pedestal wash hand basin with mixer tap, complemented by a wall-mounted mirrored cabinet. Shaver point. Finished with tiled flooring, partly tiled walls, and a ladder-style heated towel rail. Smooth ceiling incorporating recessed downlighters and an extractor fan.





Bedroom Two: 11'7" x 8'7" (3.53m x 2.62m) A uPVC double-glazed window to the rear aspect, fitted with made-to-measure blinds. The bedroom benefits from a range of almost full-height three-door gloss wardrobes (to remain). 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, fitted with made-to-measure plantation-style shutters. Radiator. Smooth plastered ceiling.

Family Bathroom: 7' x 5'7" (2.13m x 1.7m) The modern white three-piece suite comprises a panel-enclosed bath with mixer tap and handheld shower attachment, a dual-flush WC and pedestal wash hand basin with mixer tap. Shaver point. Finished with tiled flooring, partly tiled walls, and a ladder-style heated towel rail. Smooth ceiling incorporating recessed lighting and an extractor fan.

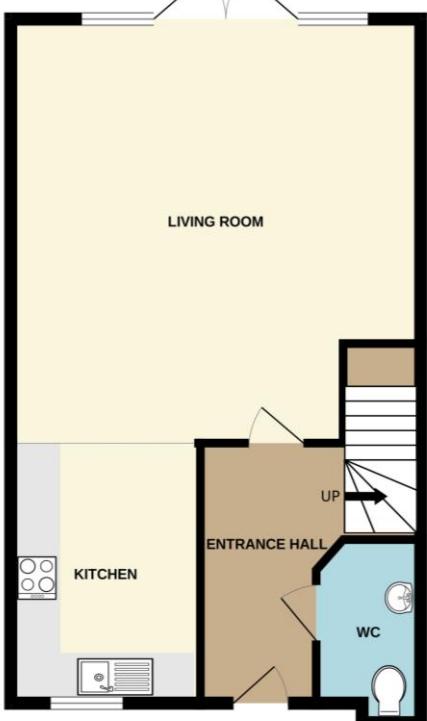
To the Outside of the Property:

A manageable and neatly arranged rear garden featuring a paved patio seating area leading onto a well-maintained artificial lawn. Situated to the rear of the garden is a contemporary timber-clad Garden room. The garden is fully enclosed by panel fencing to all boundaries, with a gated access point providing access directly to the area behind the neighbouring property to the front. Additional features include outside lighting, external power points and an external water tap.

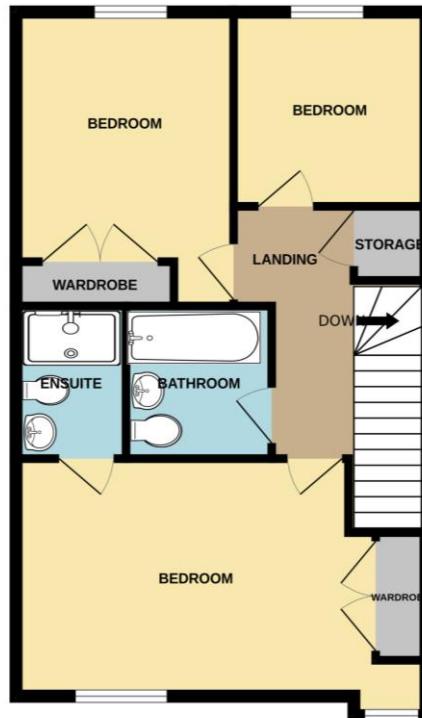


Home Office 13'11" x 6'9" (4.24m x 2.06m) A versatile room featuring double-glazed doors, external wall lighting, internal power points, ceiling light point, and durable gym-style flooring, making it suitable for a variety of uses including home office, gym, or hobby space.

Parking: Two allocated Parking spaces directly to the front of the home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other apparent features have not been taken and any error, omission or misdescription is the responsibility of the vendor. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.
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Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION

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