

HUNT ROCHE

The Estate Agent

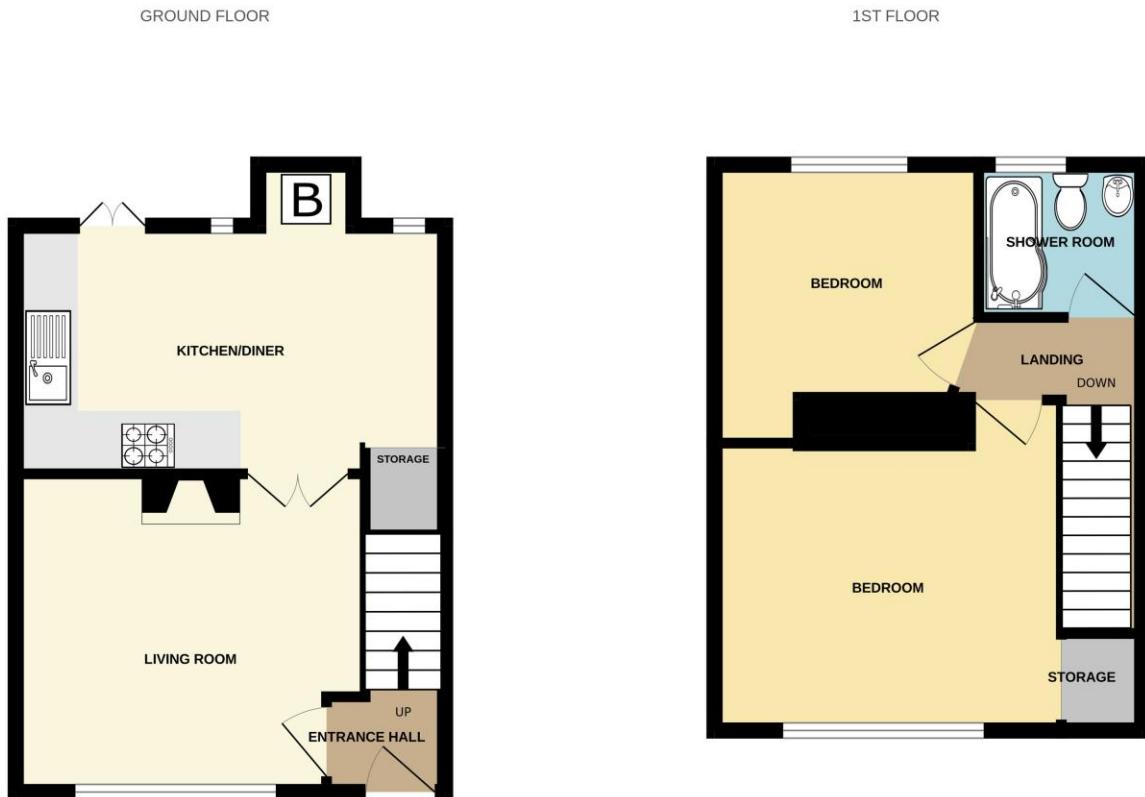


Asking Price: £260,000

16 The Cottages, Thorpe Green Mews, Shoeburyness, Essex, SS3 9FP



A charming cottage style TWO BEDROOM home offered with No Onward Chain. The property benefits from allocated parking, a generous rear garden measuring approximately 60ft, uPVC double glazing and gas central heating throughout. Well positioned within a pleasant residential setting, the home offers a practical and comfortable layout with excellent potential for personalisation.



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Charming two-bedroom cottage-style home offered with No Onward Chain
- Believed to date from circa early 20th century (approximately 1900–1925)
- Allocated parking space for one vehicle
- uPVC double glazing and gas central heating throughout
- Spacious living room with high gloss wood effect flooring and chimney breast recess
- Kitchen with integrated and freestanding appliances to remain
- Two bedrooms with built-in and freestanding storage units
- First floor bathroom fitted with white suite
- Generous low maintenance rear garden measuring approximately 60ft in depth
- Low maintenance rear garden with brick-built outbuilding / storage structure
- Ideally located close to award winning Shoebury East Beach, mainline railway links to London Fenchurch Street, shopping facilities and local bus routes.



Entrance via: Composite style door leading to;

Reception Lobby: Stairs rising to first floor accommodation. Attractive high gloss wood effect flooring. Smooth plastered ceiling. Panelled door to;

Living Room: **12'8" x 12'6" (max) (3.86m x 3.8m (max))** uPVC double glazed leaded light windows to the front aspect. Attractive high gloss wood effect flooring. Radiator. Chimney breast recess with tiled hearth. Wall mounted storage units and with matching low level unit and freestanding tall open display shelving unit (to remain). Coving to smooth plastered ceiling inset with ceiling moulding. Open access to;

Kitchen: **15' x 7'10" (4.57m x 2.4m)** Pair of high level uPVC double glazed windows to rear aspect. Pair of uPVC double glazed doors opening directly to the rear garden. The Kitchen is fitted with a range of matching wall and base units with rolled edge high gloss work surfaces over, inset with one and a quarter stainless steel sink unit with mixer tap over. Appliances include freestanding 'Blomberg' double oven with four ring gas hob with wall mounted extractor hood over. Undercounter 'Hotpoint' dishwasher (to remain). Undercounter 'Candy' washing machine (to remain) with wall mounted 'Valliant' boiler over to recess alcove area. Freestanding 'Russell Hobbs' chest style freezer (to remain). Splashback tiling. Tiled flooring. Radiator. Floor and wall mounted cube style shelving unit with multiple open storage compartments (to remain). Open access to under stair storage space. Freestanding range of Coving to smooth plastered ceiling.

The First Floor Accommodation comprises

Landing: **6' x 2'8" (1.83m x 0.81m)** Panelled doors to Bedrooms and Bathroom. Smooth plastered ceiling with access to loft space.

Bedroom One: 12'10" (3.9) x 12'6" (3.8) (reducing to 11'9" (3.58)) uPVC double glazed leaded light windows to the front aspect. Attractive high gloss wood effect flooring. Radiator. Open access to recessed storage area. Floor / wall mounted cube style shelving units and drawer storage units (to remain). Additional freestanding wardrobe and drawer stack (to remain). Smooth plastered ceiling.

Bedroom Two: 9'6" (2.9) (inc door recess) x 7'9" (2.36) uPVC double glazed leaded light window to the rear aspect. Attractive high gloss wood effect flooring. Radiator. Open access to recessed storage area inset with including modular cube style shelving (to remain). Smooth plastered ceiling.

Bathroom: 7'11" x 4'9" (2.41m x 1.45m) Obscure uPVC double glazed leaded window to rear aspect. The bathroom is fitted with a panel enclosed 'Shower bath' with curved glass shower screen, mixer tap with shower attachment over with wall mounted 'Triton' shower. Low level dual flush WC and pedestal wash hand basin. Partly tiled walls with wood effect flooring. Wall mounted mirrored storage cabinet. Radiator. Smooth plastered ceiling.

Garden: The rear garden is laid predominantly to paving, creating a low maintenance outdoor space. The garden measures approximately 60ft in depth and is enclosed by timber fencing to the boundaries, Further benefits include a brick built outbuilding / storage structure, and direct access back into the property via uPVC double glazed doors.

Parking: Allocated parking space for one vehicle.

Agent Information:

Historic property data suggests the cottages are likely to date from the early 20th century (circa 1900–1929). The wider Thorpe Green area forms part of the historic Shoebury Garrison locality, although a direct historical link to this specific property has not been verified.

Tenure:

Leasehold

Lease Start Date; 03 May 1984

Lease End Date; 01 Jan 2182

Lease Term; 199 years from 1 January 1983

Lease Term; Remaining Approx 155 years

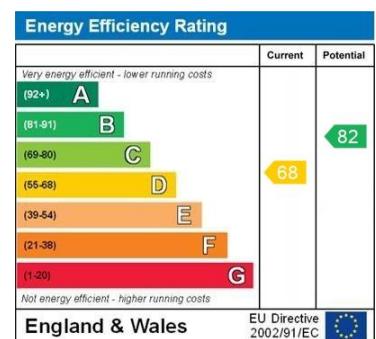
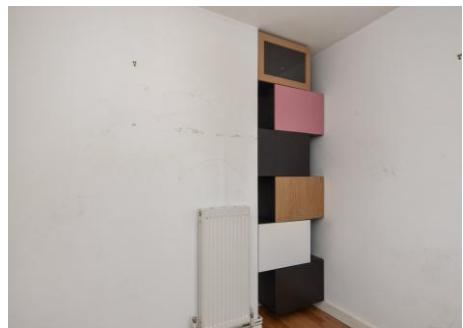
There is a maintenance charge / ground rent applicable to the property. We have been advised that the management company is Y & Y Management Ltd, and that the approximate annual service charge for the previous year was in the region of £900 – £925 per annum.

Please note that these figures are provided for guidance purposes only and should be verified by a buyer'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. 2/16/2026