

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £215,000

11a High Street, Shoeburyness, Essex, SS3 9AJ



This larger-than-average two-bedroom first-floor flat is situated within the highly sought-after Shoburyness Conservation Area with the location offering excellent access to local shops, bus routes, the mainline railway station and the award-winning East Beach, making it an ideal choice for both convenience and lifestyle.

The property benefits from generous accommodation, a modern fitted Kitchen with integrated appliances, and direct access from the Kitchen to its own west-facing rear garden. Additional features include a contemporary Bathroom, a separate WC and living and bedroom spaces throughout. With approximately 104 years remaining on the lease and low annual ground rent and service charges, this home represents strong value in the current market. The property is offered for sale with No Onward Chain.

Communal Entrance Hall Well maintained communal hallway. Cupboards housing utility meters. Own personal door to;

Entrance Lobby Stairs rising to first floor accommodation.

Split Level Landing High level glazed window to rear aspect. Spindle balustrade. Double banked radiator. Dado rail. Access to loft space. Twin doors to two storage cupboards. Further door to airing cupboard housing wall mounted 'Vaillant' boiler and linen shelving. Recess for upright fridge/freezer. Doors off to all rooms.

Kitchen 11'3" (3.43) x 10'4" (3.15) narrowing to 8'6" (2.6) uPVC double glazed window to rear aspect. uPVC double glazed door to rear with direct access to staircase to Garden. The Kitchen is fitted with a modern range base and eye level cabinets with stone effect work top and matching upstand. AEG double oven and split level AEG induction hob with concealed extractor above. Integrated washing machine and dishwasher. One and a half bowl sink unit with grooved drainer and mixer tap above. Integrated shelving, wine rack and wine cooler. Wood effect flooring. Smooth plastered ceiling with downlights.

Living Room 14'10" x 12'7" (4.52m x 3.84m) uPVC double glazed window to front aspect. Wall mounted electric fire. High level skirting. Wood effect flooring. Feature wood panelled ceiling.

Bedroom One 15'6" max x 14'2" (4.72m max x 4.32m) uPVC double glazed window to rear aspect. Twin doors to built in cupboard/wardrobe to alcove. Feature exposed brick chimney breast. Double banked radiator. High level skirting. Feature wood panelled ceiling. Door through to Living Room.

Bedroom Two 10'11" x 9' (3.33m x 2.74m) uPVC double glazed window to front aspect. Double banked radiator. Feature wood panelled ceiling.

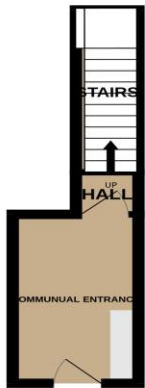
Bathroom Obscure uPVC double glazed window to side aspect. Fitted with a modern two piece suite comprising double tray shower cubicle with black crittle effect shower screen. Wash hand basin set in vanity unit with storage cupboard beneath. Ladder style heated towel rail/radiator. Extractor fan. Wood effect flooring. Smooth plastered ceiling.

Separate WC Obscure uPVC double glazed window to rear aspect. Fitted with a modern two piece suite comprising low level W.C and wash hand basin with storage cupboard beneath. Part tiling to walls. Wood effect flooring. Smooth plastered ceiling with downlights.

To The Outside of the Property The west facing rear garden is approached via the Kitchen accessed via a staircase. Gated rear access. Shrub borders to side. Partly laid to lawn. Hardstanding patio seating area with timber framed shed to remain.

PRELIMINARY DETAILS - AWAITING VERIFICATION

GROUND FLOOR

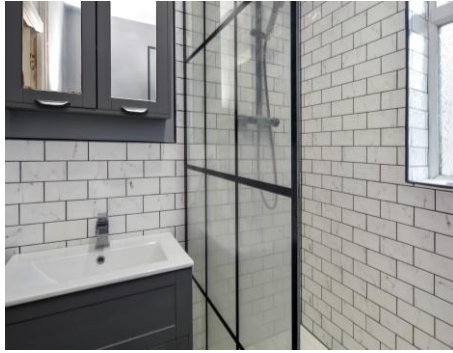


1ST FLOOR



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 Metropix v2025





Lease Information;

Approximately 104 years remaining

Approximately £300 payable per annum for ground rent & service charge

These figures are approximate and should be verified by your solicitor/conveyancer.

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. 12/11/2025