

Est. 1990 1995

**HUNT ROCHE**

*The Estate Agent*



**Asking Price: £410,000**  
14 Old School Court, Shoeburyness, Essex, SS3 9DU



An immaculate three-bedroom home constructed by a highly regarded developer and set within an exclusive boutique development created on the grounds of the original Hinguar School, first built in 1886. The setting beautifully blends historic Victorian character with contemporary design, with the property enjoying views towards the original School House from the front. Internally, the home offers stylish open-plan living with a fully integrated kitchen, a spacious living/dining area, and an en-suite to the principal bedroom. Externally, the landscaped rear garden incorporates a contemporary garden room, ideal for use as a home office, gym or studio, together with off-street parking for two vehicles. Ideally positioned for modern coastal living, the property lies within close proximity to the mainline railway station with direct links to London Fenchurch Street, the award-winning East Beach, and a range of local amenities.

## Key Features

- *Contemporary three-bedroom home presented to an exceptional standard*
- *Expansive open-plan living and dining space flowing into a fully integrated kitchen*
- *Ground floor cloakroom/WC, en-suite to the principal bedroom, and a stylish family bathroom*
- *Landscaped rear garden with decked seating area and a modern garden room/home office*
  - *Bespoke wood-effect shutter blinds throughout, to remain*
- *Energy-efficient home benefitting from solar panels with battery storage and an air source heat pump with smart controls*
  - *Off-street parking for two vehicles to the front*
- *Approximately 0.2 miles from the mainline railway station with direct services to London Fenchurch Street (around 55 minutes)*
- *Easy walking distance to the award-winning East Beach with foot and cycle routes through the historic Garrison development*
  - *Within the catchment area of the highly regarded Hinguar Primary School*
  - *A perfect blend of modern living, sustainability and coastal convenience*

## Entrance via:

A glass-canopied entrance leads to a composite front door, inset with an obscure double-glazed panel leading to;

## Entrance Hallway:

High-quality laminate wood-effect flooring. Radiator. Turned staircase rising to the first-floor accommodation. Wall-mounted thermostat control panel. Panelled door leading to the Living Area. Smooth plastered ceiling. Further panelled door to;

**Ground Floor Guest Cloakroom/WC:** 6'8" x 4'6" (2.03m x 1.37m) A contemporary cloakroom fitted with a modern white suite comprising a low-level dual flush WC and a sleek vanity-mounted wash hand basin with chrome mixer tap. Finished with tiled flooring and complemented by a chrome ladder-style heated towel rail. The room benefits from a ceiling-mounted extractor fan and a smooth plastered ceiling inset with recessed lighting.

**Living Room/ Diner:** **17'10" x 16'7" (max) (5.44m x 5.05m (max))** uPVC double glazed French doors open directly onto the rear garden and are complemented by a matching side panel with opening light, allowing excellent natural light throughout. The room is finished with high-quality laminate wood-effect flooring and benefits from two radiators. There is a panelled door to a useful under-stairs storage cupboard, along with a further full-height freestanding storage unit, which is to remain. A striking feature wall provides a contemporary focal point, while the smooth plastered ceiling is inset with recessed lighting. The space flows seamlessly into the open-plan Kitchen, creating a bright and sociable living environment.

**Kitchen:** **11'8" x 7' (3.56m x 2.13m)** uPVC double glazed window to the front aspect, fitted with bespoke wood-effect shutter blinds. Finished with high-gloss ceramic tiled flooring, the Kitchen is beautifully appointed with a contemporary range of high-gloss wall and base units, complemented by marble-effect work surfaces and matching upstands. An inset one-and-a-quarter stainless steel sink unit with mixer tap sits beneath the window. Integrated appliances include an upright fridge/freezer, dishwasher and washer/dryer, together with a built-in electric oven and four-ring hob with glass splashback and concealed extractor above. Feature under-cabinet lighting is enhanced by additional LED kick-plate illumination. Radiator. Smooth plastered ceiling inset with recessed lighting.

#### **The First Floor Accommodation comprises**

**Landing:** Attractive spindle balustrade with staircase returning to the ground floor. Feature statement wall with bespoke world map mural. Panelled doors provide access to both Bedrooms and the Bathroom, with a further panelled door opening to the airing cupboard. Smooth plastered ceiling with access to the loft space, via pull down ladders (The seller has advised that the loft is partly boarded).

**Main Bedroom:** **14'4" (4.37) (excluding wardrobes) x 10' (3.05)** A striking near floor-to-ceiling uPVC double glazed window to the front aspect is fitted with bespoke wood-effect shutter blinds, allowing excellent natural light while maintaining privacy. An extensive range of built-in mirror-fronted 'Slide-a-Robe' wardrobes occupies one wall, providing generous storage. Radiator. The room is finished with a smooth plastered ceiling inset with recessed lighting. Panelled door to;

**Ensuite Shower Room:** **7'10" x 3'10" (2.4m x 1.17m)** A contemporary white three-piece suite comprising a double-width shower enclosure with integrated shower unit, a low-level dual flush WC, and a pedestal wash hand basin with chrome mixer tap. The room is finished with ceramic tiled flooring and complementary part-tiled walls, complemented by a chrome ladder-style heated towel rail. Additional features include a ceiling-mounted extractor fan and a smooth plastered ceiling inset with recessed lighting.

**Bedroom Two:** **11'4" x 8'9" (3.45m x 2.67m)** uPVC double glazed window to the rear aspect, fitted with bespoke wood-effect shutter blinds allowing for excellent natural light while maintaining privacy. The room features a stylish feature wall, a radiator, and a smooth plastered ceiling, creating a comfortable and well-presented second bedroom.

**Bedroom Three:** **8' x 7'9" (2.44m x 2.36m)** uPVC double glazed window to the rear aspect, fitted with bespoke wood-effect shutter blinds providing both privacy and excellent natural light. The room benefits from a radiator and a smooth plastered ceiling, and is currently arranged as a home office and hobby room, offering a versatile space equally suited as a third bedroom.

**Family Bathroom:** **7' x 5'7" (2.13m x 1.7m)** The white contemporary three-piece suite comprises a panel-enclosed bath with chrome mixer taps and handheld shower attachment, complemented by a folding glazed shower screen, a low-level dual flush WC, and a pedestal wash hand basin with chrome mixer tap. The room is enhanced by a wall-mounted mirrored bathroom cabinet providing practical storage together with a chrome ladder-style heated towel rail. Finished with partly tiled walls, ceramic tiled flooring, and a smooth plastered ceiling inset with recessed lighting, the room also benefits from a ceiling-mounted extractor fan.

## To the Outside of the Property:

The rear garden has been thoughtfully landscaped to create a low-maintenance yet highly functional outdoor space, enhanced by exterior feature mood lighting for evening use. Accessed directly from the Living Room, the garden begins with a paved patio and pathway area, with access to gated side access.

The central section is laid with artificial lawn, offering an attractive and durable surface ideal for year-round use. To the rear of the garden is a secluded, part-raised decked seating area, perfectly positioned for entertaining or relaxing.

Further benefits include fenced boundaries, external power points, a cold-water tap, and useful storage sheds. The overall arrangement creates a versatile and private outdoor environment, well suited to both leisure and practical day-to-day living.



## **Home Office/Games Room: 9'4" (2.84) x 9'2" (2.8) (plus additional storage space)**

To the rear of the garden is a timber-clad outbuilding, ideally suited for use as a home office, gymnasium or garden room. Approached via a pair of aluminium double glazed doors, the space benefits from external feature lighting, laminate wood-effect flooring, and both power and lighting. Internally, there is generous shelving along one wall, which cleverly opens to reveal a further concealed storage area to the rear, together with additional storage space. This creates a highly versatile environment, perfect for working from home, hobbies, entertaining, or simply relaxing in a peaceful garden setting.

## **Agents Notes:**

### ***Solar Installation & Energy Costs***

The property benefits from ten solar panels, installed by E.ON in 2024, together with two 2.5kW battery storage units. The vendor has advised that, over the last year, total electricity consumption was approximately 1,743 kWh.

During this period, the annual utility cost amounted to £468.00; however, this was partially offset by export payments from E.ON totalling £316.00. As a result, the net annual electricity cost was just £152.00.

### ***Heating System***

The property is heated via a 'Daikin' air source heat pump system, providing an efficient and environmentally friendly alternative to traditional gas heating. The system extracts heat from the outside air and converts it into energy to provide hot water and central heating throughout the home.

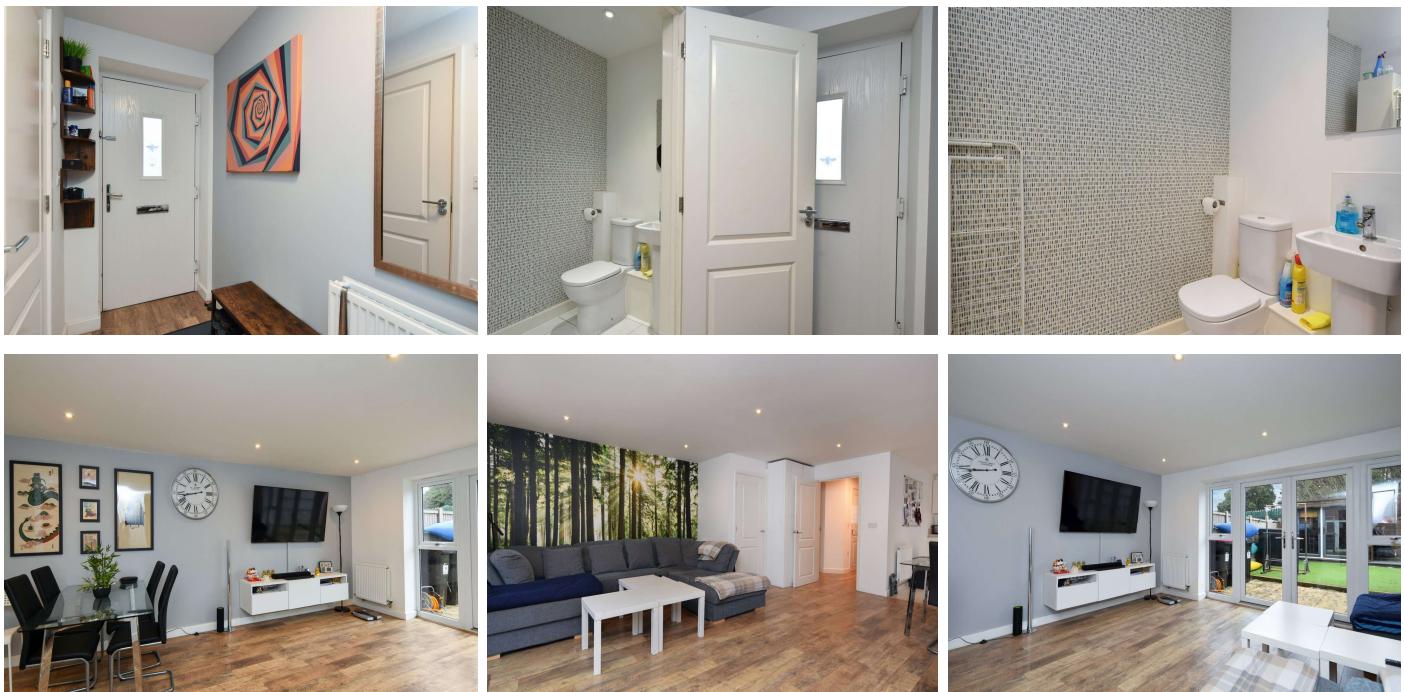
The installation includes two wireless, stand-alone thermostat control panels, allowing individual temperature management to different areas of the property. These controls are fully programmable and can be operated remotely via a smartphone, offering both convenience and energy efficiency. This modern system contributes to lower running costs and a reduced carbon footprint.

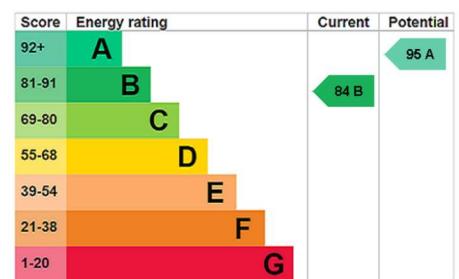
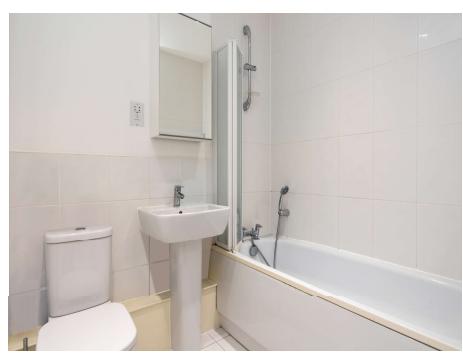
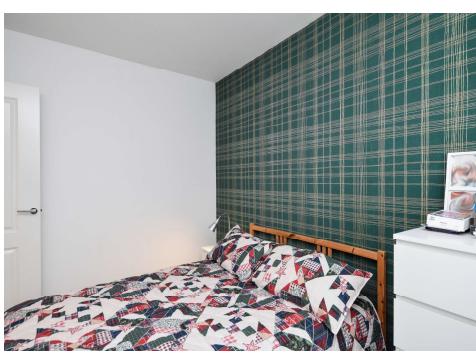
## **Council Tax Band D**

## **PRELIMINARY DETAILS - AWAITING VERIFICATION**



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