

Est. 1995

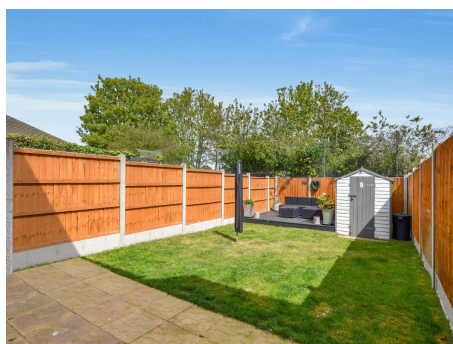
# HUNT ROCHE

*The Estate Agent*

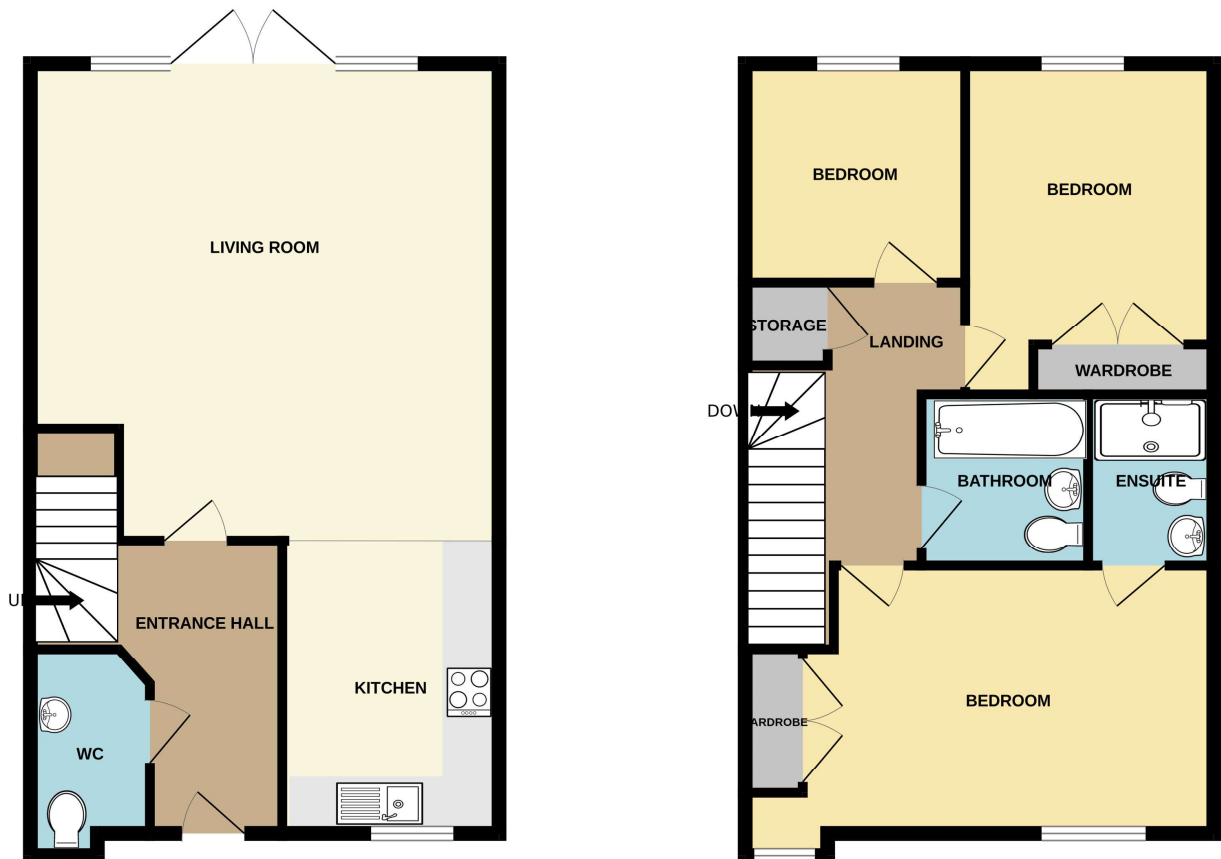


**Asking Price: £390,000**

**30 Old School Court, Shoeburyness, Essex, SS3 9DU**



**Situated within the attractive Old School Court development, part of the historic Victorian Hinguar School conversion, this well-presented three-bedroom home offers a blend of character and modern living. Located in a popular Shoeburyness setting, close to East Beach, local amenities and transport links, the property features spacious, contemporary accommodation, a low-maintenance rear garden and allocated parking, ideal for today's lifestyle.**



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 ©2025

- Located within the sought-after Old School Court development - which forms part of the historic Victorian Hinguar School (circa 1886) conversion
- Modern three-bedroom home built circa 2016
- Stylish and well-presented accommodation throughout
- Spacious open-plan living and dining area
- Contemporary kitchen with integrated appliances
- Ground floor cloakroom
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Enclosed, low-maintenance rear garden with patio and lawn with decked seating area
- Two allocated off-street parking spaces
- Situated close to East Beach, local amenities and rail links
- Ideal blend of character features and modern living

**Entrance via:**

Approached via an attractive courtyard environment, the home enjoys the advantage of two designated parking spaces. A glazed canopy shelters the entrance, where a composite door with obscure double-glazed panel provides access into the property.

**Reception Hallway:**

A welcoming entrance hall featuring a turned staircase rising to the first floor, complemented by wood-effect laminate flooring and a radiator. Smooth plastered ceiling and panelled doors provide access to the living area and ground floor WC.

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

A spacious open-plan living area, bright and welcoming, with uPVC double-glazed French doors and side panels opening onto the garden. Two radiators, wood-effect flooring, and a smooth ceiling enhance the space, with a panelled door leading to a handy under-stairs storage cupboard. The layout flows effortlessly through to:

**Kitchen: 10'10" x 7'1" (3.3m x 2.16m)**

A stylish, modern kitchen enjoying good natural light from a front-facing double-glazed window. The space is appointed with a range of contemporary wall and base units, complemented by square-edge work surfaces, matching upstands and metro-style tiled splashbacks. A stainless steel one-and-a-quarter bowl sink with mixer tap is positioned beneath the window, alongside integrated appliances including an oven, four-ring hob with extractor above, plus under-counter dishwasher and washing machine. Further features include under-cabinet lighting, a radiator, high-gloss tiled flooring, and a smooth ceiling with inset spotlights.

**Ground Floor Guest Cloakroom/WC: 7'9" x 4'5" (2.36m x 1.35m)**

A bright ground floor cloakroom with a high-level obscure uPVC double-glazed window to the front aspect. Fitted with a modern white suite comprising a pedestal wash hand basin with mixer tap and metro-style tiled splashback, alongside a low-level dual-flush WC. Additional features include tiled flooring, a chrome ladder-style heated towel rail, and a smooth ceiling with inset spotlights and extractor fan.

**The First Floor Accommodation comprises****Landing:**

Featuring a spindle balustrade and panelled doors leading to all bedrooms and the family bathroom. There is a useful airing/storage cupboard housing the wall-mounted boiler with fitted shelving. Additional features include a radiator and a smooth plastered ceiling.

**Main Bedroom: 16'8" (5.08) (5.08) x 9'9" (2.97) (2.97) (max)**

A well-proportioned principal bedroom featuring a pair of near full-height uPVC double-glazed windows to the front aspect, fitted with privacy blinds to the lower sections. Radiator. Smooth plastered ceiling with a contemporary light fitting. Panelled door leading to:

**Ensuite Shower: 7' x 3'11" (2.13m x 1.2m)**

A modern en-suite fitted with a white three-piece suite comprising a fully tiled double-width shower enclosure with sliding glazed doors and integrated shower, low-level dual-flush WC, and a pedestal wash hand basin with mixer tap. Additional features include a wall-mounted mirror cabinet, shaver point, partly tiled walls, tiled flooring, and a chrome ladder-style heated towel rail. Smooth ceiling with inset downlights and extractor fan.

**Bedroom Two: 11'7" x 8'7" (3.53m x 2.62m)**

A well-proportioned bedroom with a uPVC double-glazed window to the rear aspect overlooking the garden. Radiator. Smooth plastered ceiling with loft access.

**Bedroom Three: 8'2" x 7'8" (2.5m x 2.34m)**

uPVC double-glazed window to the rear aspect. 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, complemented by a fitted glass shower screen. There is a dual-flush WC and a pedestal wash hand basin with mixer tap, set beneath a wall-mounted mirror with integrated shelving. Additional features include a shaver point, tiled flooring, partly tiled walls, and a ladder-style heated towel rail. The smooth ceiling incorporates recessed lighting and an extractor fan.

**To the Outside of the Property:**

The property benefits from a neatly maintained and well-proportioned rear garden, designed for ease of upkeep. A paved patio area adjoins the rear of the house, providing space for outdoor seating and entertaining, leading onto a level lawn.

To the rear, there is a raised decked seating area, ideal for al fresco dining, alongside a timber garden shed offering useful storage. The garden is fully enclosed by panel fencing to all boundaries, providing a good degree of privacy.

Further features include an external water tap, outdoor lighting and with gated sideway access to the front of the home.

Council Tax Band D

PRELIMINARY DETAILS – AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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. 4/27/2026