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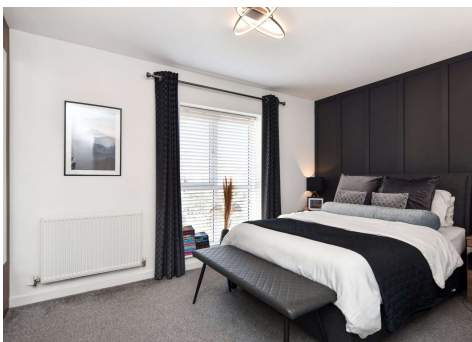
HUNT ROCHE

The Estate Agent

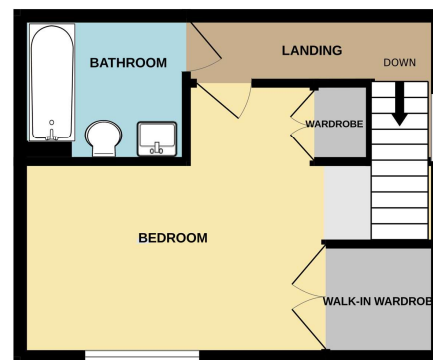
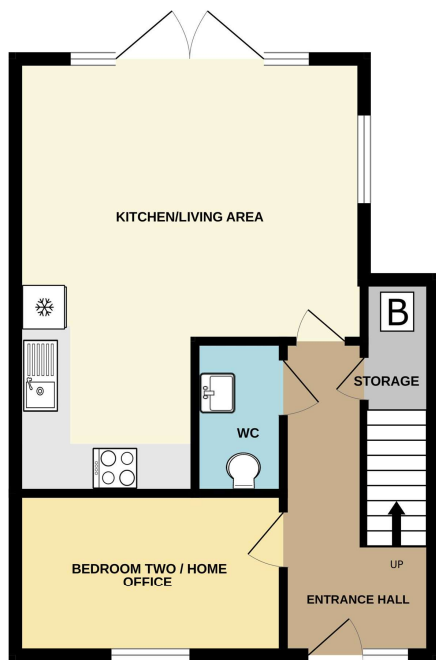


Asking Price: £345,000

2 Old School Court, Shoeburyness, Essex, SS3 9DU



Set within the boutique Old School Court development, in the grounds of the former Victorian Hinguar School, this beautifully presented home offers versatile accommodation finished to 'Show Home' standard. Featuring a stunning open plan living/dining kitchen, flexible ground floor bedroom/office, Guest Cloakroom WC, and a superb first floor principal bedroom with bespoke storage and a recently installed upgraded bathroom. Further benefits include a landscaped wrap-around courtyard garden and allocated parking, all within close proximity to the station, East Beach, and local amenities.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

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.
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- 'Show Home' standard home within the exclusive former Victorian Hinguar School 'Old School Court' development
- Versatile layout with ground floor Bedroom Two / Home Office
- Spacious open plan Living/Dining area with dual aspect and excellent natural light
- Contemporary integrated Kitchen with high gloss units, LED lighting and built-in appliances
- Ground floor guest Cloakroom/WC
- Impressive principal bedroom suite with bespoke fitted wardrobes
- Recently installed, high-specification bathroom
- Beautifully presented throughout with modern décor and quality finishes
- Landscaped courtyard-style wraparound garden with southerly aspect
- Ideal for outdoor entertaining with paved seating area and planted borders with gated access leading to allocated parking
- Just a few minutes walk to mainline railway station with links to London Fenchurch Street
- Within easy reach of award-winning East Beach and local amenities

Overview: Situated within the boutique development of Old School Court, set within the grounds of the former Victorian Hinguar School, this home has been presented to an exceptional show home standard.

The versatile accommodation offers flexibility, with the option of a ground floor second bedroom or home office, along with a Ground Floor Guest Cloakroom/WC, while the impressive principal bedroom occupies the first floor and benefits from bespoke fitted wardrobes and storage. A recently installed and upgraded first floor bathroom further enhances the accommodation. To the rear of the ground floor is a beautifully appointed dual-aspect open plan living/dining kitchen, complete with integrated appliances.



Externally, the property features a landscaped wrap-around courtyard-style garden, along with allocated parking. Ideally located within close proximity to the mainline railway station, award-winning East Beach, and local shopping facilities, this is a must-view home

Entrance via: Glazed canopied entrance porch with courtesy lighting, leading to a composite entrance door inset with obscure double glazed panel, opening to;

Reception Hallway: Laminate wood effect flooring. Staircase to first floor accommodation. Spacious under-stair storage cupboard housing wall-mounted 'Vaillant' boiler. Doors to Living Room, Ground Floor Cloakroom/WC and Ground Floor Home Office/Bedroom Two. Radiator neatly concealed within a decorative cover. Thermostat control panel. Smooth plastered ceiling.

Ground Floor Guest Cloakroom/WC: A modern two-piece suite comprising low level dual flush WC and pedestal wash hand basin with mixer tap and splashback tiling. Partly tiled walls. Radiator. Tiled flooring. Smooth plastered ceiling inset with recessed lighting and extractor fan.

Open plan Living / Dining and Kitchen: **Overall 19'5" (5.92) (max) x 15'2" (4.62) (max)** A beautifully presented and stylish open plan Living/Dining space, seamlessly flowing through to the Kitchen area, creating a perfect environment for modern family living and entertaining. The room is flooded with natural light via double glazed French doors and additional window to the rear aspect, while contemporary décor and quality flooring enhance the overall finish.





Living / Dining Room area: 15'2" x 12'5" (4.62m x 3.78m) A beautifully bright dual aspect Living/Dining space featuring a South facing uPVC double glazed window, recently added by the current owner, flooding the room with natural light. Pair of uPVC double glazed French doors opening to the Garden with matching side panels and fanlight openers. Laminate wood effect flooring. Radiator neatly concealed within a decorative cover. Open plan through to the Kitchen area, ideal for modern living. Smooth plastered ceiling with inset spotlights and a statement pendant light positioned over the Dining area.



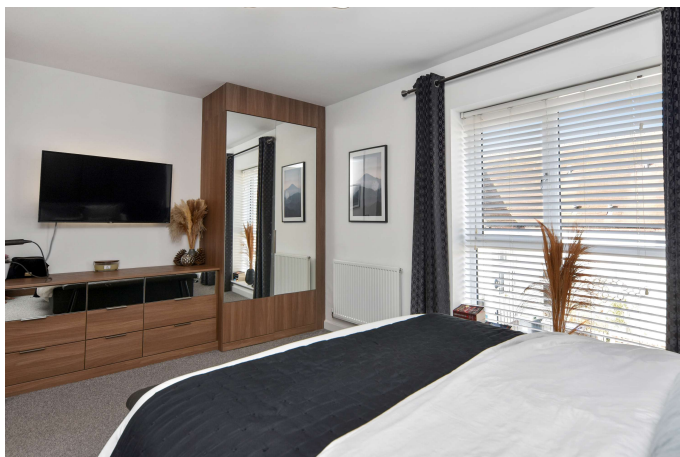
Integrated Kitchen area: 8' x 7'9" (2.44m x 2.36m) A stylish and contemporary fitted Kitchen comprising a range of high gloss wall and base level units with complementary work surfaces and inset with one-and-a-quarter' single drainer stainless steel sink unit with mixer tap. Integrated undercounter 'Logic' washing machine and undercounter dishwasher. Built-in 'Zanussi' electric oven with four ring electric hob, stainless steel splashback and concealed extractor over. Integrated upright fridge/freezer. Under unit feature lighting with additional kickplate 'led' lighting. Laminate wood effect flooring. Smooth plastered ceiling with inset spotlights.

Bedroom Two / Home Office: 11'9" x 6'11" (3.58m x 2.1m) A versatile Ground Floor Reception Room currently utilised as a Home Office, offering flexible use as a Second Bedroom if required. uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Smooth plastered ceiling with inset spotlighting.

The First Floor Accommodation comprises

Landing:

The First floor landing is approached via a carpeted staircase with a large South facing uPVC double glazed window, allowing excellent natural light to flood the space. Fitted carpet. Radiator neatly concealed within a decorative cover. Panelled doors to all Bedrooms and Bathroom. Access to loft space. Smooth plastered ceiling.



Impressive Bedroom Suite:

15'8 X 12'8 > 10'1 (4.78m x 3.86m > 3.07m)

A well-proportioned Principal Bedroom featuring an almost full height uPVC double glazed window to the front aspect. Fitted carpet. Radiator. Feature wood panelling to one aspect The room is enhanced by a bespoke suite of fitted furniture, featuring full-height mirrored wardrobes and a sleek integrated dressing table with mirrored drawer fronts. One of the double wardrobe doors opens into a generously sized walk-in wardrobe area, offering superb storage and functionality. Smooth plastered ceiling with feature light fitting.

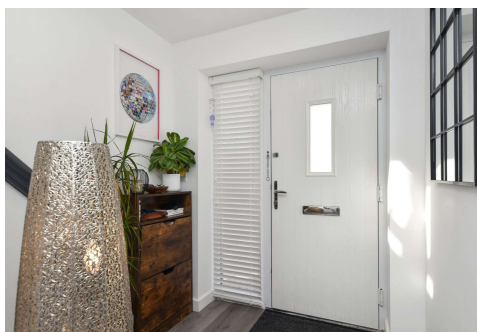


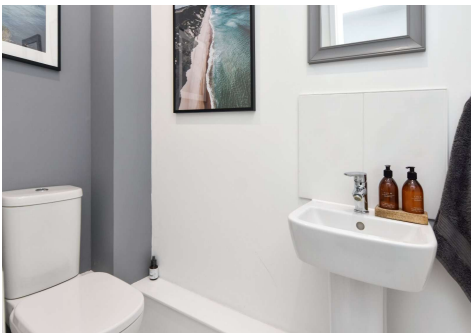
Recently upgraded Bathroom: A bespoke, recently installed bathroom suite finished to an exceptional standard, comprising a tiled panel enclosed bath with mixer tap and thermostatic shower over, featuring both rainfall and handheld shower attachments, and fitted glazed shower screen. Wall-mounted concealed dual flush WC and contemporary vanity unit with inset wash hand basin, mixer tap and storage drawers beneath. Stylish partly tiled walls and tiled flooring with feature mosaic detailing. Ladder-style heated towel rail. Smooth plastered ceiling inset with recessed spotlights and extractor fan.

To the Outside of the Property:

A beautifully presented courtyard-style wraparound garden enjoying a favourable southerly aspect, designed for low maintenance and ideal for outdoor entertaining. The space features a generous paved seating area, well-stocked planted borders providing privacy and year-round interest, and external lighting. Gated side access leading directly to the parking area.

Parking: Allocated parking to the side of the property.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C

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. 3/24/2026