

Est. 1998

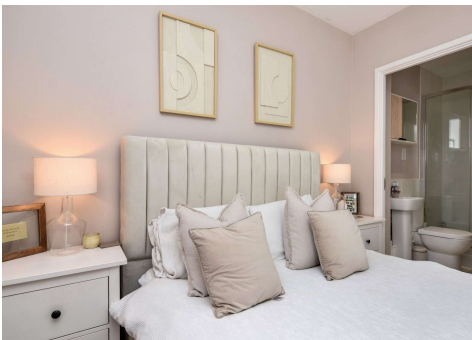
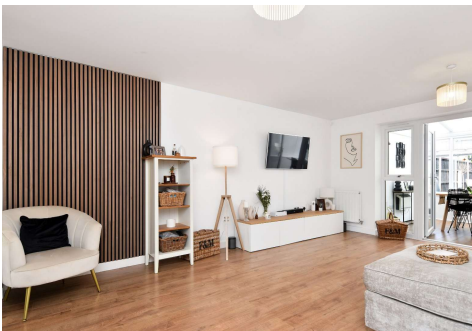
HUNT ROCHE

The Estate Agent



Asking Price: £400,000

18 Old School Court, Shoebury Village, Shoeburyness, Essex, SS3 9DU



Positioned within a small, select development on the historic grounds of the former Hinguar School, this property offers well-presented, contemporary living with a pleasant outlook towards the original School House.

The accommodation is well balanced and suited to modern lifestyles, featuring a bright Living/Dining area with adjoining uPVC conservatory, and a fully integrated, modern kitchen ideal for everyday use and entertaining.

The principal bedroom benefits from an en-suite, with the remaining accommodation equally well maintained.

Externally, the rear garden is low maintenance with an attractive patio seating area and secure gated access, while the front provides off-street parking for two vehicles.

Location:

Old School Court enjoys a well-connected coastal setting, within easy reach of Shoeburyness mainline railway station, providing direct services into London Fenchurch Street in under an hour. The seafront and popular East Beach are just a short distance away, offering open coastal walks and leisure facilities, while a range of nearby shops, cafés and everyday amenities can be found within the local area and neighbouring Thorpe Bay and Southend areas.



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 ©2026



Entrance via: A glazed canopy porch provides shelter at the entrance, opening via a composite front door with a frosted double-glazed insert into;

Entrance Hallway: Finished with wood-effect laminate flooring and a radiator, this space features a carpeted, turned staircase ascending to the first floor. A wall-mounted thermostat is in place, with panelled doors providing access to the living area and an additional room. The ceiling is smooth plastered for a clean, modern finish.

Ground Floor Guest Cloakroom/WC: 6'8" x 4'6" (2.03m x 1.37m) A well-proportioned and contemporary cloakroom, appointed with a modern white suite including a low-level dual flush WC and a stylish vanity wash hand basin with chrome mixer tap. The room offers a surprisingly spacious feel and is finished with tiled flooring, complemented by a chrome ladder-style heated towel rail. Additional features include recessed ceiling spotlights, a smooth plastered ceiling and an extractor fan.

Living Room/ Diner: 17'10" x 16'7" (max) (5.44m x 5.05m (max)) A superbly proportioned open-plan living space, beautifully presented and flooded with natural light from the rear elevation. Full-height glazed doors, with adjoining side panels, open through to the conservatory, enhancing the sense of space and connection to the garden. The room is finished with wood-effect laminate flooring throughout and offers ample space for both lounge and dining arrangements, creating a highly versatile and sociable setting. Two radiators. A useful under-stairs storage cupboard is accessed via a panelled door, while a contemporary slatted feature wall adds visual interest and a modern design element. Smooth plastered ceiling. The layout flows effortlessly into the adjoining kitchen area, reinforcing the open-plan design and making this an ideal space for both everyday living and entertaining.

Kitchen: 11'8" x 7' (3.56m x 2.13m) A uPVC double glazed window enjoying an attractive outlook towards the original Victorian School House. Fitted with a sleek range of high-gloss wall and base units, the kitchen is complemented by contrasting work surfaces and matching upstands, inset with a ceramic single drainer with mixer tap.

Integrated appliances include a fridge/freezer, dishwasher and washer/dryer, together with a built-in electric oven, four-ring hob with glass splashback and concealed extractor above.

Further features include under-cabinet lighting and LED plinth illumination, creating a subtle ambient finish. A breakfast bar seating area provides a practical and sociable addition, ideal for casual dining.

The room is completed with laminate wood-effect flooring, a radiator, and a smooth plastered ceiling inset with recessed spotlights.

uPVC Conservatory: 15'11" x 9'4" (4.85m x 2.84m) A bright and generously proportioned conservatory, constructed with a pitched roof and extensive uPVC double glazed windows, creating an impressive influx of natural light throughout. Double doors provide direct access to the rear garden, while a further set of doors connects seamlessly to the main living accommodation, enhancing the open-plan feel.

The space is currently arranged as a stylish dining area, comfortably accommodating a full-size table and chairs, making it ideal for both everyday use and entertaining. The room is finished with wood-effect flooring, wall-mounted lighting, and a clean, neutral décor that complements the light-filled environment.

Additional features include fitted window blinds and opening top lights for ventilation, ensuring the room remains comfortable and usable year-round.

Landing: Spindle balustrade descends to the ground floor. Panelled doors lead to the bedrooms and family bathroom, with an additional door providing access to a useful airing cupboard. The ceiling is smooth plastered and includes a loft hatch access.

Main Bedroom: 14'4" (4.37) (excluding wardrobes) x 10' (3.05) A well-proportioned bedroom enjoying a bright south-facing aspect, with a large uPVC double glazed window offering pleasant open views across the surrounding area and allowing excellent levels of natural light throughout. Radiator. The room is finished with a smooth plastered ceiling. A panelled door leads to;

Ensuite Shower Room: 7'10" x 3'10" (2.4m x 1.17m) A modern shower room fitted with a white suite comprising a fully enclosed shower cubicle with sliding glass doors and wall-mounted shower, a low-level dual flush WC, and a pedestal wash hand basin with chrome mixer tap. Wall mounted heated towel rail. The walls are part tiled with a clean, neutral finish, while the flooring continues in a complementary style. Additional features include a wall-mounted mirrored cabinet, extractor fan and a smooth plastered ceiling with inset spotlights.

Bedroom Two: 11'4" x 8'9" (3.45m x 2.67m) A well-presented second bedroom featuring a rear-facing uPVC double glazed window, allowing for good natural light. The room is complemented by a radiator and a smooth plastered ceiling, creating a comfortable and inviting space.

Bedroom Three: 8' x 7'9" (2.44m x 2.36m) A rear-facing uPVC double glazed window provides natural light, complemented by a radiator and a smooth plastered ceiling. The room is currently configured as a walk-in dressing room.

Family Bathroom: 7' x 5'7" (2.13m x 1.7m) A modern white suite comprising a panel-enclosed bath with chrome mixer taps and handheld shower attachment, a low-level dual flush WC, and a pedestal wash hand basin with chrome mixer tap. Wall mounted chrome ladder-style heated towel rail. The room is finished with part-tiled walls and tiled flooring, complemented by a smooth plastered ceiling with inset spotlights and an extractor fan.

To the Outside of the Property: The rear garden is accessed via the conservatory and has been attractively landscaped to provide a low-maintenance yet highly usable outdoor space. Immediately adjoining the property is a paved patio area with a pathway leading to a gated side access to the front. The main section of the garden is laid with artificial lawn, offering a neat and durable surface ideal for year-round use. To the rear, there is a raised porcelain-tiled sun terrace, creating a defined seating and entertaining area with a good degree of privacy—perfect for outdoor dining or relaxing. The garden is enclosed by fenced boundaries and further benefits from external power points and a cold water tap. Overall, the space has been thoughtfully arranged to provide a versatile and private setting suited to both everyday use and entertaining.





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		

Council Tax Band D

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. 4/14/2026