

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: Offers in excess of £250,000
3 Thanet Court, Gunners Road, Shoeburyness, Essex, SS3 9SA



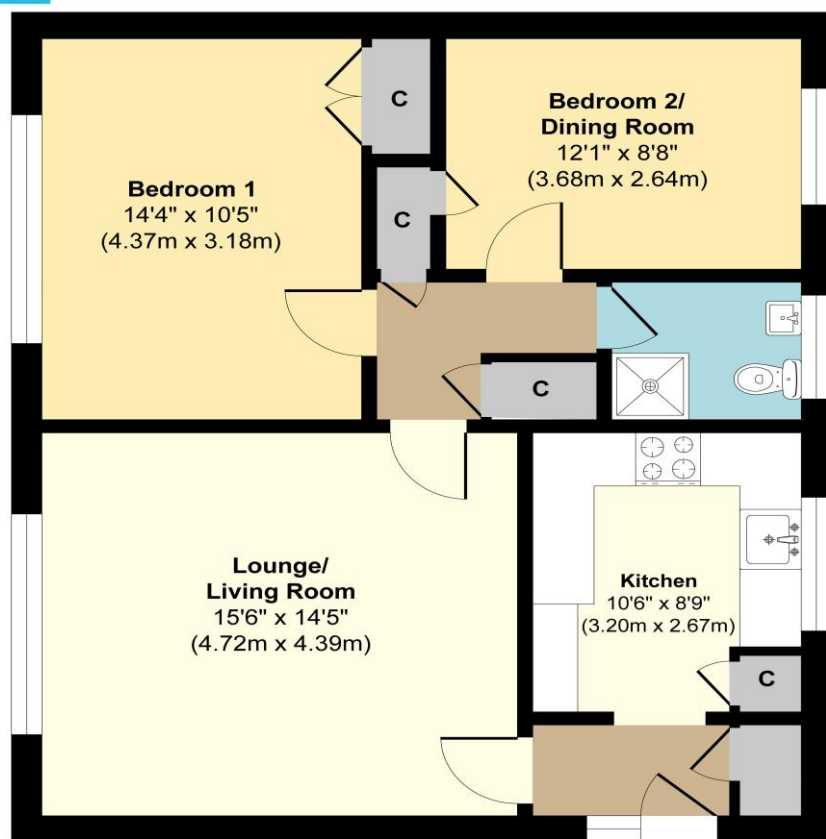
Viewing is highly recommended to appreciate this deceptively spacious purpose-built ground-floor apartment, offering two double bedrooms, the added benefit of a share of the freehold and being offered for sale with no onward chain.

The accommodation includes a kitchen with views over the communal gardens, shower room and a generous living room.

Ideally positioned for local amenities and East Beach, this apartment represents an excellent opportunity for a range of buyers.



Thanet Court



Approx. Gross Internal Floor Area 67.25 sq m / 724 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Communal Hallway:

Entrance via security entry phone access with access to well maintained Communal Hallway. Personal wooden door with glazed side panel leading into;

Entrance Hall:

Door to storage cupboard housing wall mounted 'Vaillant' boiler. Multi-pane glazed door leading through to Living Room. Security entry phone handset. Double banked radiator. Coving to textured ceiling. Doorway through to;

Kitchen:

10'9" (3.28) x 6'3" (1.9) increasing to 8'10" (2.7)

Full width double glazed window to rear aspect overlooking the Communal Gardens. Range of base and eye level units with rolled edge working surfaces over, incorporating circular sink unit with mixer tap above. Integrated 'Logik' electric oven with extractor canopy above. Space, plumbing and drainage for washing machine. Under counter appliance space for fridge and freezer. Pantry style cupboard. Further larder cupboard with shelving. Serving hatch through to Living Room. Splashback tiling. Textured ceiling.

Living Room:

15'11" x 14'5" (4.85m x 4.4m)

Full width double glazed window to front aspect. Double banked radiator. Television aerial point. Serving hatch through to Kitchen. Coving to smooth plastered ceiling. Door through to;

Inner Lobby:

Large storage cupboard. Further storage cupboard with linen shelving. Textured ceiling. Doors off to rooms.

Bedroom One:

14'6" x 10'6" (4.42m x 3.2m)

Full width double glazed window to front aspect. Double banked radiator. Built-in wardrobe/cupboard with further storage above. Coving to textured ceiling.

Bedroom Two:

12'1" x 8'10" (3.68m x 2.7m)

Full width double glazed window to rear aspect. Radiator. Built-in wardrobe/cupboard with further storage above. Coving to textured ceiling.

Shower Room:

8'8" max x 5'2" (2.64m max x 1.57m)

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising double walk-in shower with shower unit & handrail, low level W.C and wash hand basin set in vanity unit. Double banked radiator. Tiling to walls. Textured ceiling.

To The Outside of the Property:

The property is surrounded by well maintained communal gardens with access to bin store.

Parking:

Allocated parking space to the front of the block.

Tenure - Share of Freehold:

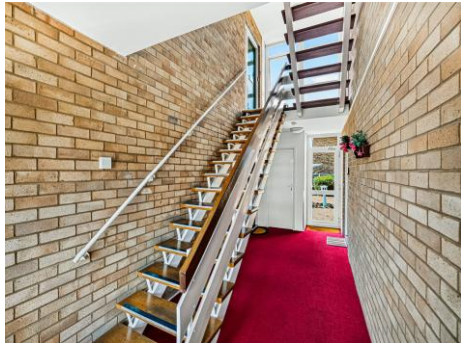
The maintenance charges are approximately £40 per month. Approx. £200 per annum for buildings insurance.

Please note that these figures are provided for guidance purposes only - any interested parties will need to have this information verified by their solicitors/conveyancer.

Council Tax:

Band B

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. 7/31/2026