

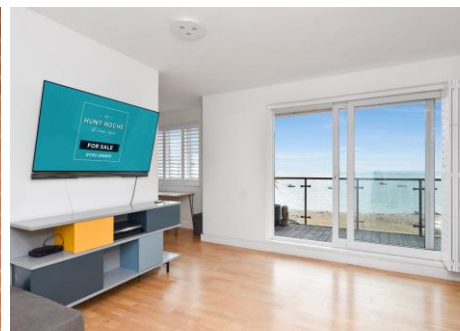
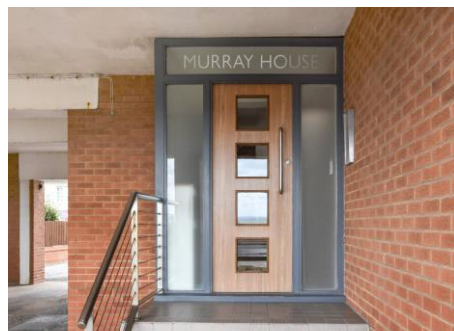
HUNT ROCHE

The Estate Agent



Asking Price: £400,000

5 Murray House, Eastern Esplanade, Southend On Sea, Essex, SS1 3DN



Occupying an enviable seafront position, this superb second floor apartment enjoys far-reaching panoramic views across the Thames Estuary, complemented by a generous recessed balcony providing a wonderful space to relax and take in the coastal setting.

The well-proportioned accommodation offers two Double Bedrooms, a spacious Living Room with direct balcony access, Kitchen/Breakfast Room and Shower Room. Further benefits include a Share of the Freehold, Garage with parking directly in front, uPVC double glazing and gas central heating.

Ideally placed for the seafront, local amenities, eateries and transport links, the property is offered for sale with **NO ONWARD CHAIN**.



- Superb Second Floor Seafront Apartment
- Outstanding Panoramic Thames Estuary Views
- Generous Recessed South-Facing Balcony
- Spacious Living Room with Direct Balcony Access
- Dual-Aspect Kitchen/Dining Room
- Two Good Size Bedrooms
- Stylish Plantation Shutters
- Garage with Parking Directly in Front
- Share of the Freehold
- Stairlift Access to Upper Floors
- **NO ONWARD CHAIN**



A FRONT ROW SEAT TO THE ESTUARY... Hunt Roche are delighted to offer this impressive second floor apartment, enjoying an exceptional seafront position in sought-after Thorpe Bay, with far-reaching panoramic views across the Thames Estuary.

The real highlight is the spacious Living Room, where sliding patio doors open directly onto a generous balcony – a fantastic outside space from which to sit back and enjoy the ever-changing coastal outlook. The accommodation also provides a Kitchen/Dining Room, two Bedrooms and Shower Room, together with uPVC double glazing and gas central heating.

The property further benefits from a Share of the Freehold, together with a garage and parking immediately in front, situated within the rear parking area and accessed via the covered driveway beneath the building. A communal bin store is also available. Conveniently positioned for the seafront, local amenities, eateries and transport connections, this is a superb opportunity for anyone seeking coastal living with views that really do set the property apart.

NO ONWARD CHAIN – A MUST VIEW!



Entrance via: Steps lead to the communal entrance with security entry phone system providing access to the Communal Hallway. Personal letterboxes. Stairs to upper floors with fitted stairlift.

Second Floor Accommodation:

Fire door providing access to a private landing serving just two apartments.

Personal Entrance via: Attractive panelled oak entrance door providing access to;

Reception Hallway:

14'5" x 3'4" > 6'2" (4.4m x 1.02m > 1.88m)

Wall mounted security video entry phone. Door to good size storage cupboard. Further door to airing cupboard with fitted linen shelving. Doors to both Bedrooms, Shower Room and Kitchen, with open access through to the Living Room. Thermostat control panel. Radiator. Wood flooring. Smooth plastered ceiling.





Living Room: 14'11" x 11'11" (4.55m x 3.63m)

An impressive and spacious Living Room enjoying an outstanding south-facing outlook directly across the Thames Estuary, with far-reaching water views. Wide uPVC double glazed sliding patio doors provide access to the private Balcony and are fitted with attractive bespoke made-to-measure plantation shutters. Wood flooring. Radiator. Open access to the Kitchen/Dining Area. Smooth plastered ceiling.



South Facing Balcony:

Generous recessed balcony enjoying uninterrupted panoramic sea views, with decking and glazed balustrading providing an open outlook. Part covered by the building canopy, allowing for more sheltered year-round use. Exterior lighting.

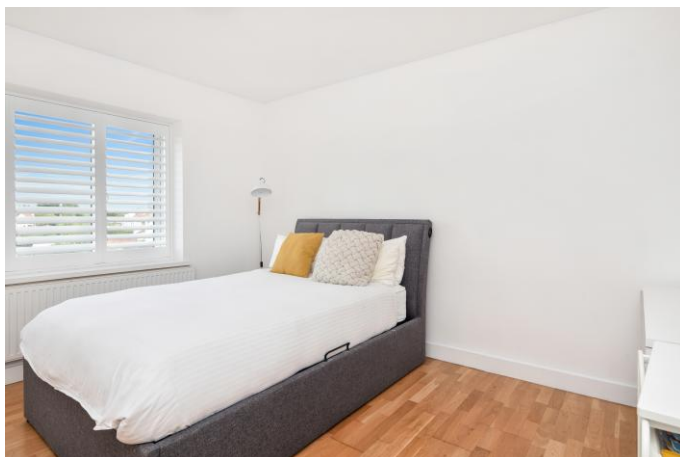
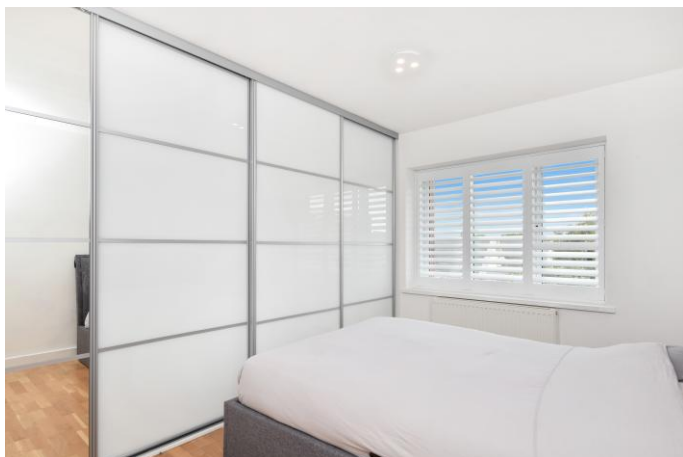


Kitchen / Breakfast Room: 14'9" x 10'6" (4.5m x 3.2m)

A spacious dual-aspect Kitchen/Dining Room with uPVC double glazed windows to two aspects, both fitted with stylish made-to-measure shutter blinds. Fitted with a range of cream Shaker-style base and eye level units complemented by solid wood work surfaces and tiled splashbacks. Inset stainless steel sink unit with mixer tap. Built-in 'Neff' electric oven with four-ring gas hob and stainless steel extractor hood over. Integrated slimline 'Neff' dishwasher. Integrated fridge/freezer. Under counter washing machine (to remain). Ample space for dining table and chairs. Radiator. Wood flooring. Smooth plastered ceiling.

Bedroom One: 12'7" x 10'7" (3.84m x 3.23m)

uPVC double glazed window to rear aspect fitted with made-to-measure plantation shutters. Extensive floor-to-ceiling fitted wardrobes with contemporary sliding doors, including mirrored panel. Radiator. Wood flooring. Smooth plastered ceiling with contemporary light fitting.



Bedroom Two: 12'7" x 10'7" (3.84m x 3.23m)

uPVC double glazed window to rear aspect fitted with made-to-measure plantation shutters. Radiator. Wood flooring. Smooth plastered ceiling with contemporary light fitting.

Shower Room: 6'9" x 6'1" (2.06m x 1.85m)

Obscure uPVC double glazed window to side aspect. The suite comprises concealed cistern dual flush WC and pedestal wash hand basin with mixer tap. Generous tiled shower enclosure with glazed screen and chrome thermostatic shower controls. Part tiled walls. Mirror-fronted wall cabinet. Chrome ladder-style heated towel rail. Tiled effect flooring. Smooth plastered ceiling.

To the Outside of the Property:

To the rear of the apartment, accessed via a covered drive-through beneath the building, leading to the rear parking area. There is also access to the communal bin store and a rear entrance providing access to the apartment building.



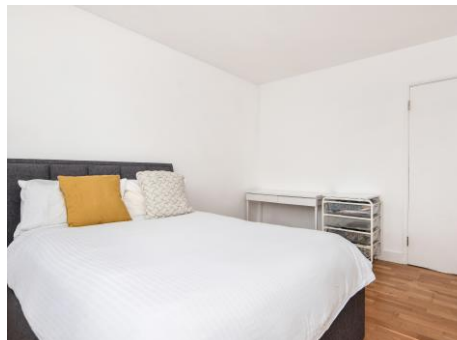
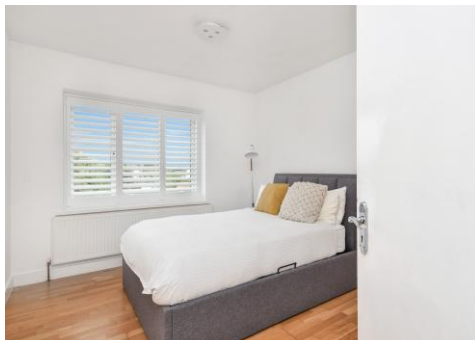
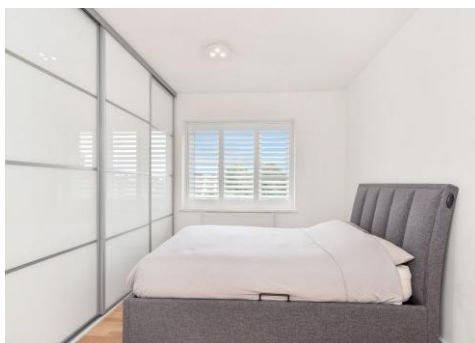
Garage/Parking:

Personal garage located to the rear of the property with up-and-over door, together with an allocated parking space for one vehicle positioned directly in front of the garage. Further visitor parking is also available.

Share of Freehold:

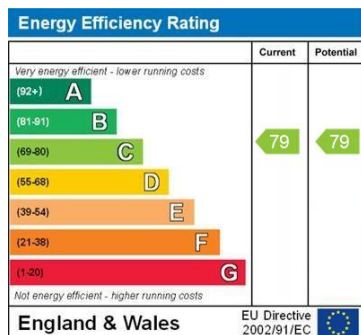
At the time of listing the property, we are awaiting confirmation of the associated maintenance charges and any ground rent payable.

Managing Agents; Scott & Stapleton



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. 8/19/2026