

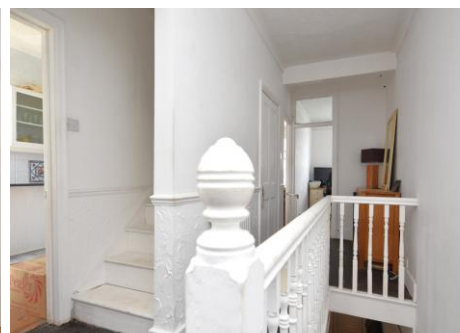
HUNT ROCHE

The Estate Agent



Asking Price: £250,000

19 St. Andrews Road, Shoeburyness, Essex, SS3 9JA



A spacious self-contained first floor maisonette requiring updating and modernisation throughout. Offering excellent potential to refurbish, the property benefits from a long lease, private South facing section of rear garden, the addition of versatile loft rooms and No Onward Chain. Ideally positioned within walking distance of Shoeburyness station, local amenities and the seafront.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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- **Spacious 'Self Contained' First Floor Flat / Maisonette**
- **Long Lease Remaining**
- **Private Section of Rear Garden**
- **Two Loft Rooms**
- **Requiring Modernisation Throughout**
- **Excellent Opportunity to Improve**
- **Walking Shops, Transport links and Station**
- **Close to East Beach & Seafront**
- **Offered with No Onward Chain**



Entrance via: uPVC double glazed entrance door opening to Entrance Lobby with further uPVC double glazed door leading to;

Reception Hallway: Exposed floorboards. Original cornice to papered ceiling. Picture Rail. Stairs rising to first floor.

Landing: A spacious split-level landing featuring exposed floorboards, character balustrading and two built-in storage cupboards. Radiator. Loft access. Doors providing access to all first floor accommodation. Coving to textured ceiling.

Living Room: 14'7" (4.45) (into bay) x 12' (3.66) (max) uPVC double glazed bay window to the front elevation incorporating stained glass upper lights, radiator, chimney breast with inset niche, laminate wood effect flooring. Textured ceiling.

Bedroom Two: 9'4" x 5'3" (2.84m x 1.6m) uPVC double glazed window to the front elevation incorporating stained glass upper light, radiator, wood effect flooring. Picture rail. Textured ceiling.

Kitchen: 11'5" x 8'3" (max) (3.48m x 2.51m (max)) Double glazed window to the rear elevation, fitted with eye and base level units with rolled edge work surfaces incorporating inset sink unit with mixer tap, tiled splashbacks, space for freestanding gas cooker, plumbing and space for washing machine, space for tall fridge/freezer, wall mounted gas fired boiler, radiator. Textured ceiling.

Main Bedroom: 12' x 11'7" (3.66m x 3.53m) uPVC double glazed window to the rear elevation, radiator, laminate wood effect flooring. Textured ceiling.

Bathroom: 8'10" x 8'2" (2.7m x 2.5m) Obscure double glazed window to the side elevation. Three-piece white suite comprising panelled bath with mixer tap and shower attachment, separate glazed shower enclosure with wall mounted shower, pedestal wash hand basin and low level W.C. Partly tiled walls, radiator, extractor fan. Smooth plastered ceiling.

ADDITIONAL LOFT ROOMS:

Accessed from the first floor landing, the loft has been converted to provide two interconnecting rooms, offering versatile additional accommodation.

LOFT ROOM ONE 8'11 x 6'11 (2.72m x 2.11m) (Restricted head height)

Roof window to the rear elevation, radiator, Smooth plastered ceiling.

LOFT ROOM TWO 11'9 x 4'5 (3.58m x 1.35m) (Restricted head height)

Smooth plastered ceiling.

Outside Space:

Own section of the rear garden, The South Facing space is predominantly lawned garden and a timber storage shed. The garden is accessed via the open side way to the right-hand side of the property.

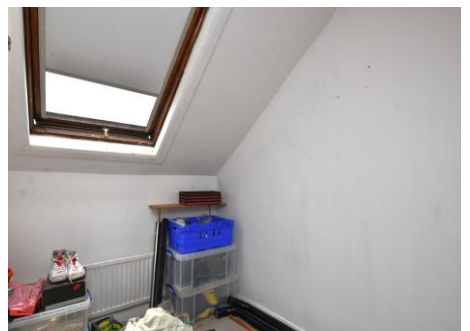
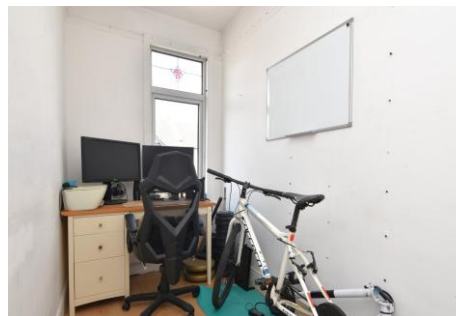
Tenure:

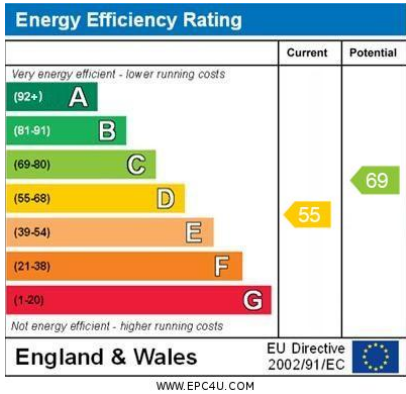
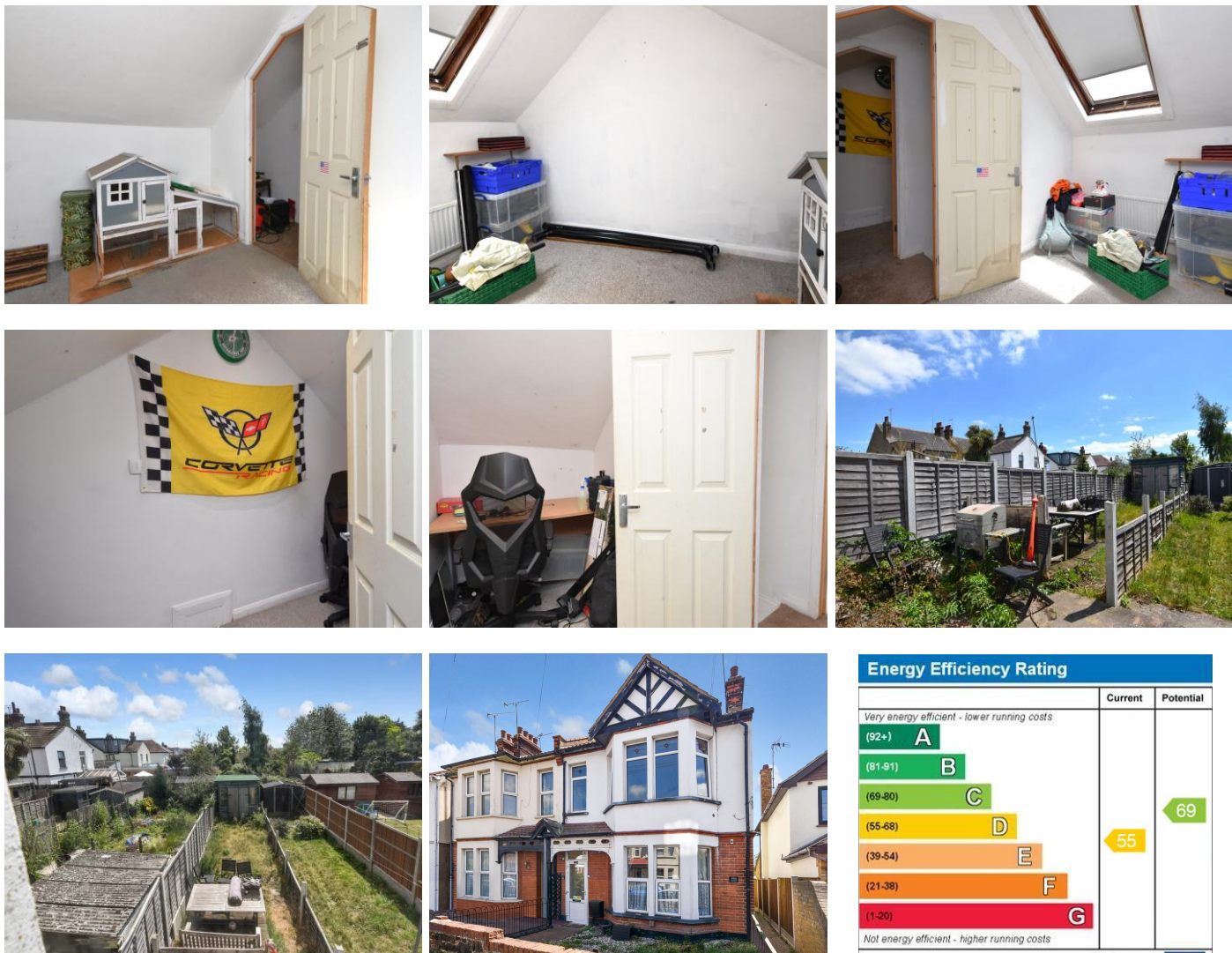
Leasehold: 25 December 1987 to 24 December 2136 (approximately 111 years remaining).

Service Charge: Approximately £400 per annum (TBC).

Ground Rent: Approximately £200 per annum (TBC).

Lease Information: The lease details, ground rent and service charge quoted are provided for guidance only and should be independently verified by prospective purchasers and their solicitors before proceeding with the purchase.





Council Tax Band A

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. 7/24/2026