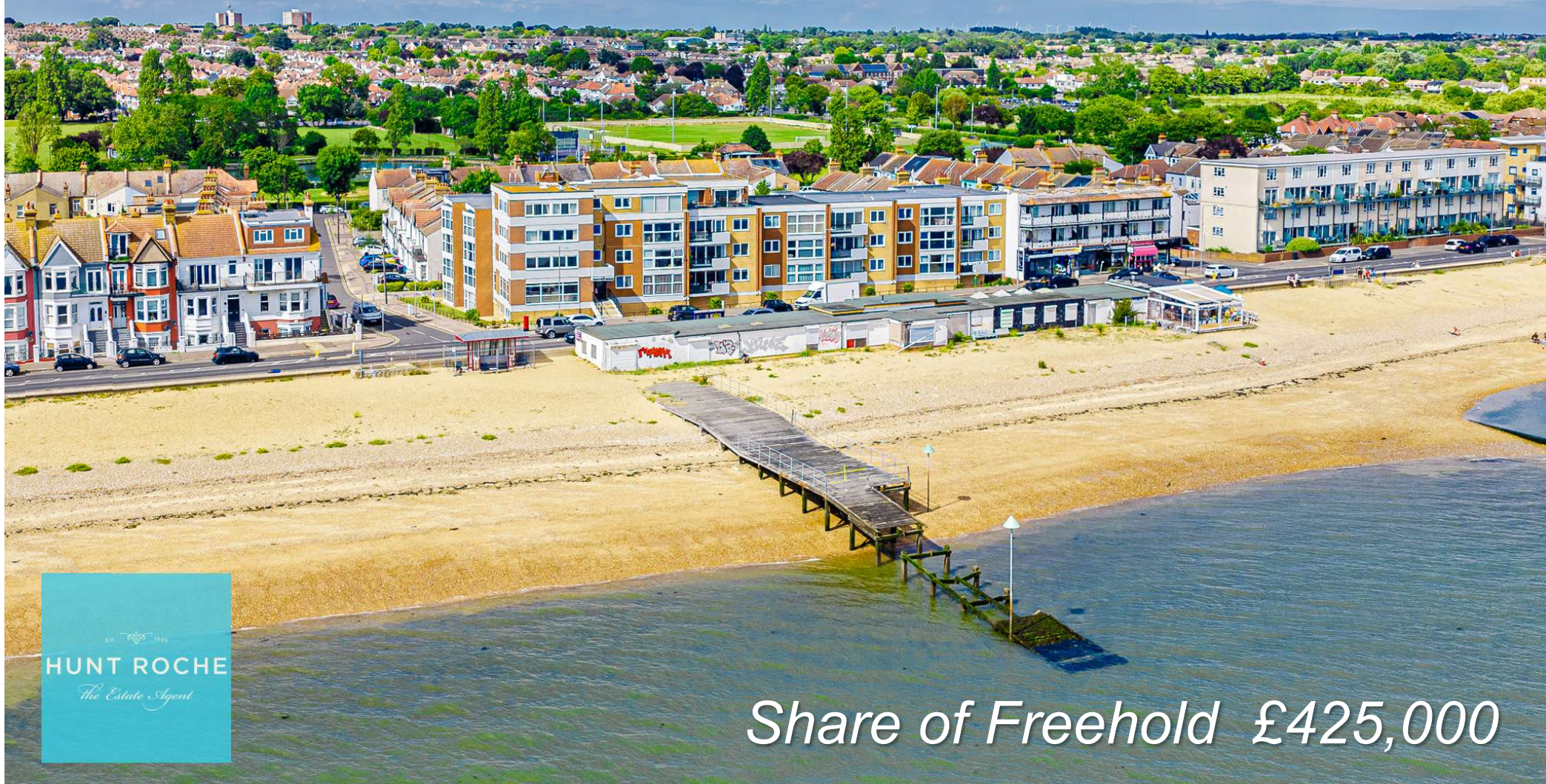
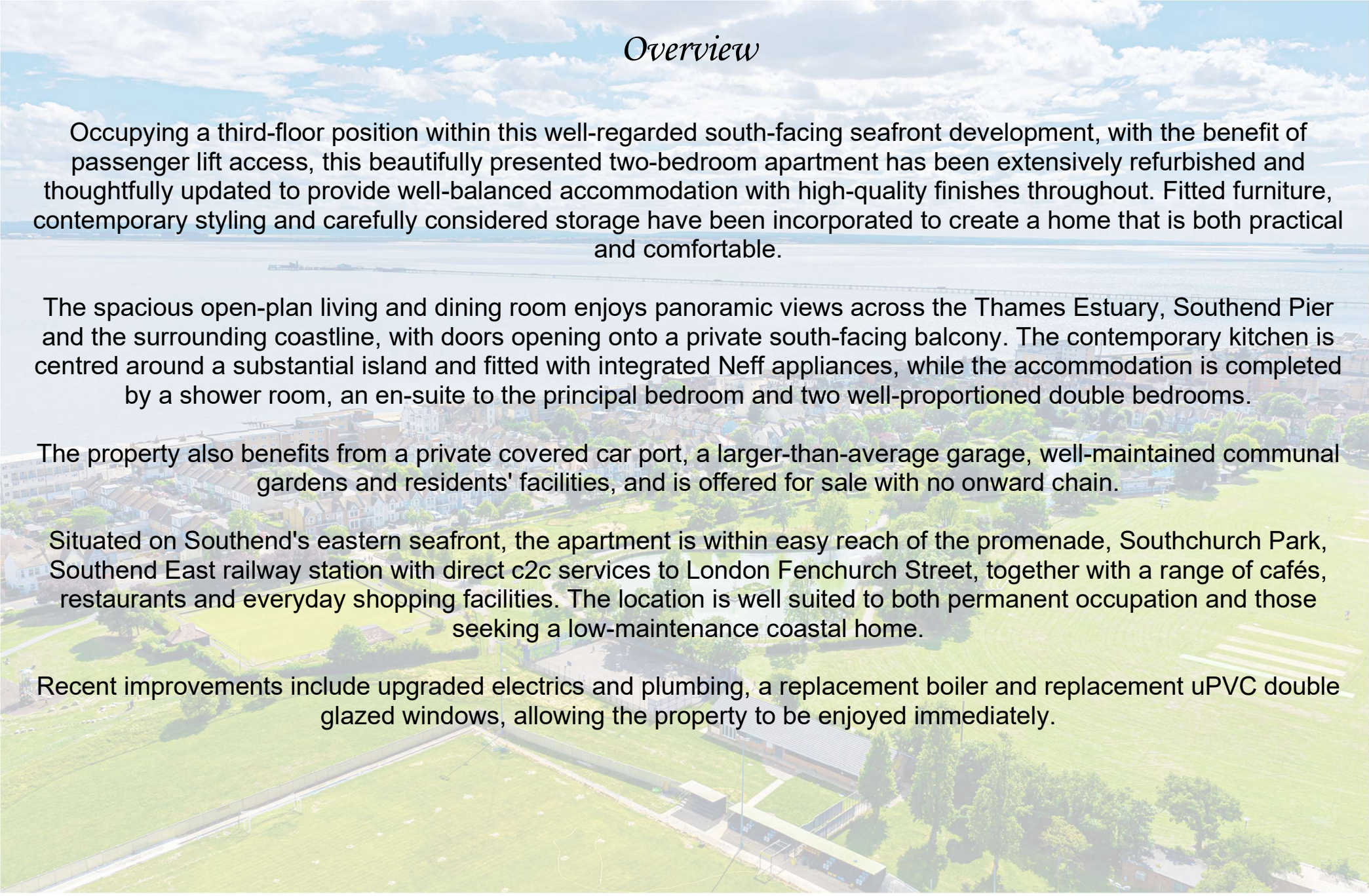


Waterside South-Facing Seafront Apartment Southend on Sea



Share of Freehold £425,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900



Overview

Occupying a third-floor position within this well-regarded south-facing seafront development, with the benefit of passenger lift access, this beautifully presented two-bedroom apartment has been extensively refurbished and thoughtfully updated to provide well-balanced accommodation with high-quality finishes throughout. Fitted furniture, contemporary styling and carefully considered storage have been incorporated to create a home that is both practical and comfortable.

The spacious open-plan living and dining room enjoys panoramic views across the Thames Estuary, Southend Pier and the surrounding coastline, with doors opening onto a private south-facing balcony. The contemporary kitchen is centred around a substantial island and fitted with integrated Neff appliances, while the accommodation is completed by a shower room, an en-suite to the principal bedroom and two well-proportioned double bedrooms.

The property also benefits from a private covered car port, a larger-than-average garage, well-maintained communal gardens and residents' facilities, and is offered for sale with no onward chain.

Situated on Southend's eastern seafront, the apartment is within easy reach of the promenade, Southchurch Park, Southend East railway station with direct c2c services to London Fenchurch Street, together with a range of cafés, restaurants and everyday shopping facilities. The location is well suited to both permanent occupation and those seeking a low-maintenance coastal home.

Recent improvements include upgraded electrics and plumbing, a replacement boiler and replacement uPVC double glazed windows, allowing the property to be enjoyed immediately.

Entrance (via Lift or Stairs): Entrance via a well maintained communal reception with security entry phone system. LIFT access serves all floors, providing effortless access to the apartment, together with an additional staircase.

Personal contemporary entrance door featuring inset spyhole, brushed stainless steel letterbox and modern chrome furniture provides access to;

Reception Hallway: 10' x 4'3" (3.05m x 1.3m) Panelled doors lead to a generously proportioned Walk-in Storage/Utility Room. Contemporary vertical radiator. Security entry phone handset providing remote access to the communal entrance. Attractive herringbone style LVT flooring. Smooth plastered ceiling inset with contemporary flush mounted light fitting.

Utility Room: 5'10" x 4'4" (1.78m x 1.32m) Thoughtfully fitted with an extensive range of bespoke storage cupboards, shelving and hanging space, creating an exceptionally practical utility and storage area. Wall mounted 'Vaillant' combination boiler (installed in 2023). Water softener. Plumbing and drainage for washing machine.



Luxury Modern Kitchen/Breakfast Room: 16'3" x 10'5" (4.95m x 3.18m) Pair of uPVC double glazed windows to the rear aspect affording far-reaching rooftop views. Beautifully appointed with a contemporary range of matt finish floor-to-ceiling cabinetry, complemented by contrasting square edge work surfaces incorporating a one and a half bowl inset sink unit with contemporary mixer tap. A substantial central island provides additional preparation space, integrated storage, breakfast seating and incorporates an 'Neff' induction hob, creating a striking focal point to the room. Integrated 'Neff' eye level double oven. Integrated and concealed fridge and freezer. Contemporary radiator. Attractive herringbone style LVT flooring. Smooth plastered ceiling inset with recessed downlighting. Open plan to;



Living Room with Panoramic Estuary Views: 23'4" x 15'2" (7.1m x 4.62m)

An exceptional open plan Living/Dining Room enjoying an abundance of natural light, enhanced by full-height uPVC double glazed picture windows inset with sliding patio doors opening onto a private balcony with truly panoramic views across the Thames Estuary, Southend Pier and the picturesque coastline beyond. A bespoke feature media wall creates an impressive focal point, incorporating contemporary acoustic slatted panelling, a marble-effect inset TV backplate with ambient LED backlighting and low-level storage cabinetry with concealed feature lighting. Panelled door leading to the Inner Hallway. Two contemporary radiators. Smooth plastered ceiling with recessed trough LED mood lighting.

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Balcony: 13'6" x 4'5" max (4.11m x 1.35m max) A superb South Facing private balcony designed for outdoor living, offering uninterrupted panoramic views across the Thames Estuary, Southend Pier and the coastline beyond. With space for dining and entertaining, this outstanding vantage point provides an ever-changing backdrop from sunrise through to sunset.

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Inner Hallway: A spacious inner hallway with panelled doors leading to Bedrooms and Shower Room. Further panelled door opening to a substantial Airing Cupboard measuring 6'3 x 2'11, providing excellent household storage. Smooth plastered ceiling with contemporary flush mounted light fitting.

Shower Room: 8'5" 6'6" (2.57m 1.98m) Fitted with a contemporary white three-piece suite comprising a walk-in double width shower enclosure with glazed shower screen, thermostatic shower, attractive feature wall panel and recessed storage alcoves. Floating vanity wash hand basin with storage drawers beneath and chrome mixer tap. Dual flush close coupled W.C. Recessed wall mirror with useful display plinth beneath. Extensive tiling to the walls. Chrome heated towel rail. Extractor fan. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

Principal Bedroom Suite: 14'7" x 11'1" (4.45m x 3.38m) Twin south-facing uPVC double glazed windows to the front aspect enjoying stunning panoramic views across the Thames Estuary. Comprehensive range of bespoke fitted bedroom furniture incorporating wardrobes, dressing table, shelving and storage. Radiator. Smooth plastered ceiling. Panelled door leading to;



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En Suite: 7'10" x 3'9" (2.4m x 1.14m) Beautifully appointed Ensuite Cloakroom/WC fitted with a white suite comprising a dual flush WC and stylish counter top circular wash bowl with brushed brass mixer tap, set upon a vanity unit with storage beneath, complemented by an additional full-height storage cupboard. Decorative half-height wall panelling. LVT flooring. Smooth plastered ceiling inset with recessed downlights.

Bedroom Two: 12' x 11'1" (3.66m x 3.38m) Twin uPVC double glazed windows to the rear aspect enjoying far reaching roof top views. Radiator. Smooth plastered ceiling.



Secure Parking: To the rear of the development is a secure residents' car park with barrier-controlled access, accessed via Chelsea Avenue. The property benefits from an exceptionally rare private covered car port, providing sheltered off-road parking for two vehicles and direct access to the adjoining garage. Additional visitor parking is available via a permit-based system.

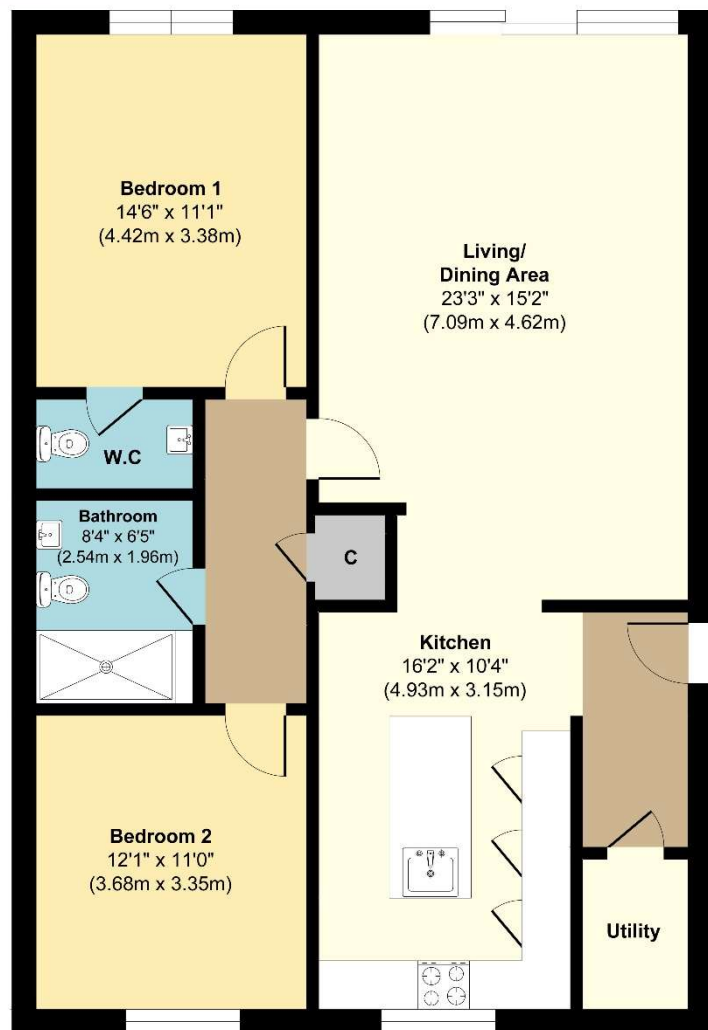
Garage: 17'2" x 15'5" (5.23m x 4.7m) A larger than average Garage fitted with an up-and-over door, power and lighting. The garage further benefits from a substantial built-in storage area, ideal for bicycles, sporting equipment, seasonal items, luggage or workshop space.



Communal Facilities: Beautifully maintained communal facilities include an elegant Residents' Lounge enjoying outstanding views across the Thames Estuary, providing a welcoming space in which to relax, entertain guests or socialise with neighbours. A separate Reading/Library Area, complete with extensive book shelving and comfortable seating, offers a tranquil retreat for reading or quiet enjoyment.

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Waterside, Eastern Esplanade



Approx. Gross Internal Floor Area 99.6 sq m / 1072 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: We have been advised by the vendors that the electrics, plumbing, boiler and uPVC double glazed windows have all been replaced or upgraded within the last three years.

These items have not been tested by Hunt Roche and buyers are advised to rely on their own inspections and surveys where appropriate.

Tenure - Share of Freehold:

The current service charge is approximately £184 per calendar month (£2,208 per annum), covering lift maintenance and the upkeep of the well-maintained communal areas.

Please Note: These figures are provided for guidance purposes only and have been supplied by our client. Management charges are subject to review and may vary. Prospective purchasers are advised to verify all service charge and management information with their solicitor prior to exchange of contracts.

Ref; SHO260233

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. 7/20/2026