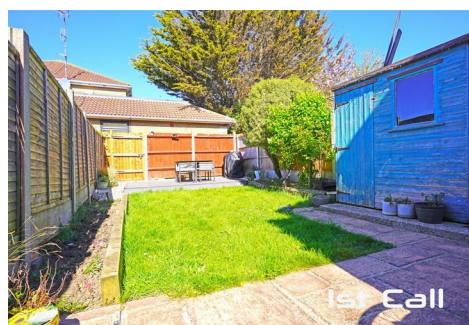


Ist Call

SALES AND LETTINGS



High Street, Shoeburyness, SS3 9AU

£205,000 - Leasehold - Share of Freehold

This spacious one-bedroom ground floor apartment is well-positioned close to Shoeburyness railway station and the award-winning East Beach, offering excellent access for both commuters and beach enthusiasts. Beautifully presented throughout, the property benefits from the rare advantage of access to both front and rear gardens - an exceptional feature for a ground floor apartment that provides valuable private outdoor space. The accommodation comprises a large, well-fitted kitchen and breakfast room, comfortable front lounge, good-sized double bedroom, and modern bathroom. The quality of presentation is evident throughout, with contemporary fixtures and thoughtful finishes.

With 159 years remaining on the lease and a 50% share of the freehold, the property offers strong long-term security with low annual charges. The combination of dual garden access, quality presentation, convenient location near the station and beach, plus the extended lease makes this a solid proposition for first-time buyers. This represents a practical opportunity to secure a well-presented apartment in a desirable coastal location with excellent transport links and outdoor amenities. An internal viewing is recommended to appreciate the accommodation and location this property offers.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Tiled flooring, picture rail, coved ceiling, doors off to...

Lounge 14'8" into bay x 12'2" < 9'8" (4.47m into bay x 3.71m < 2.95m)



Double glazed bay window to front, radiator, feature exposed brick chimney breast with inset electric fire, picture rail, coved ceiling with ceiling rose...

Bedroom 12' x 10'2" (3.66m x 3.10m)



Double glazed window to rear, radiator, picture rail, coved ceiling with ceiling rose...



Kitchen/ Diner 23'6" x 9'10" < 4'9" (7.16m x 3.00m < 1.45m)

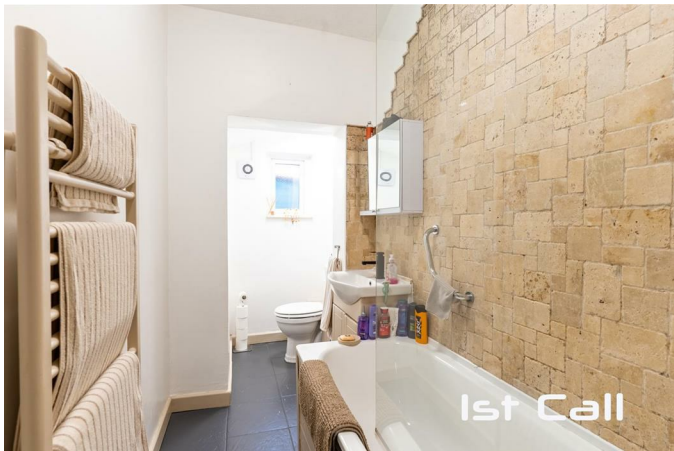


Comprehensive range of modern fitted base units with complementing working surfaces over, inset single drainer sink unit, integrated electric hob with oven below and extractor hood over, integrated fridge/ freezer, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, tiled splashbacks and flooring, exposed brick feature wall, double glazed door and window to side, additional double glazed window to rear, door to...





Bathroom 13'3 x 4'6 < 3'5 (4.04m x 1.37m < 1.04m)



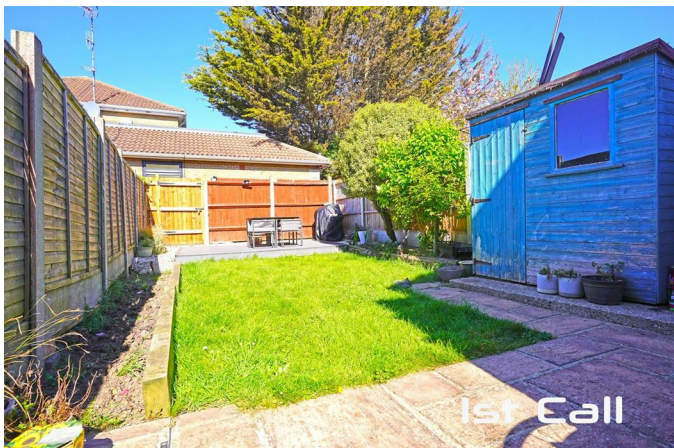
Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., tiled splashbacks and flooring, heated towel rail, extractor fan, obscure double glazed window to rear...

Externally

Front Garden

Own front garden mostly laid to lawn with established flower/ shrub borders...

Rear Garden

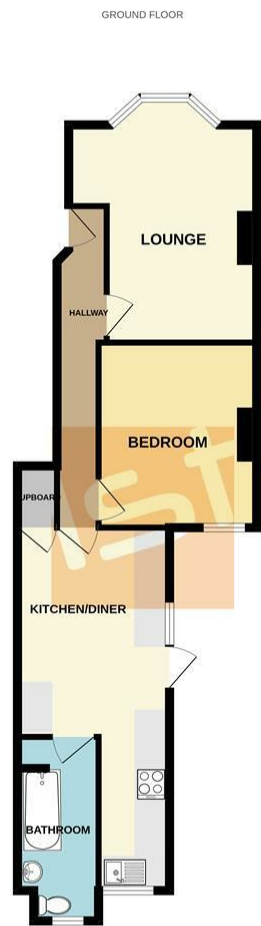


Own rear garden comprising paved patio area,

remainder mostly laid to lawn, gate providing rear access, further paved area to side...

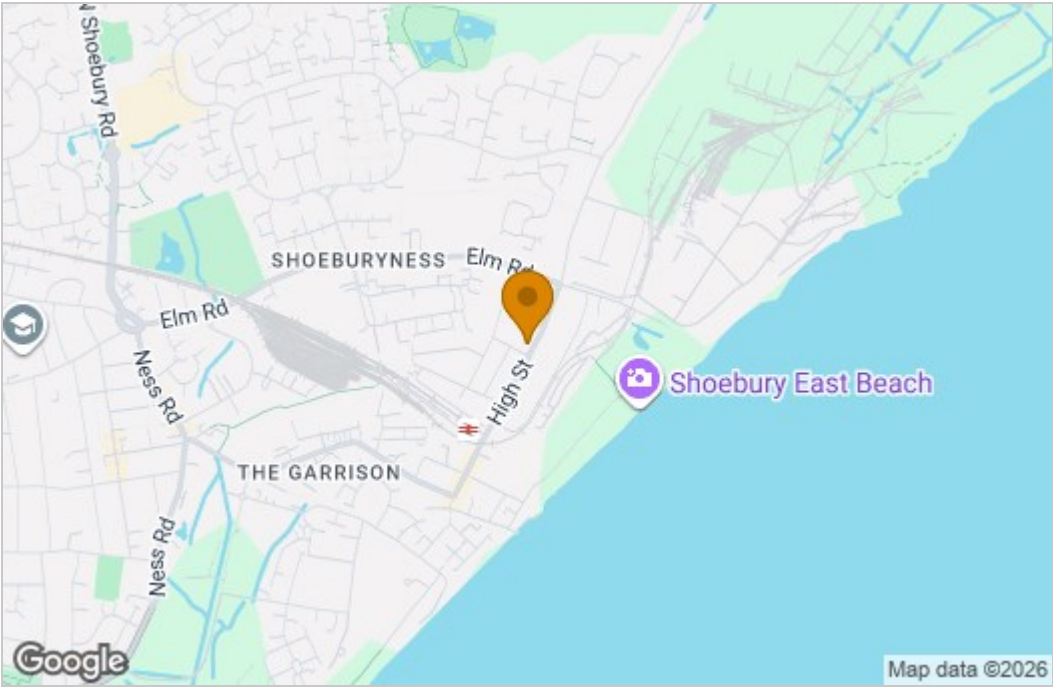


Floor Plan

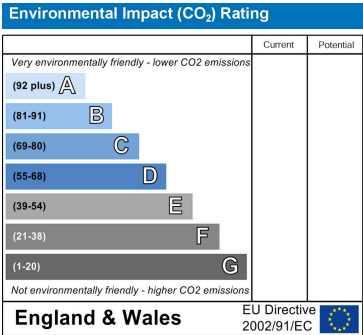
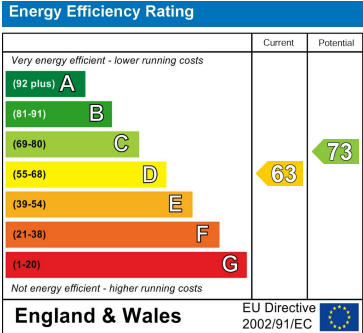


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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