



\* Newly extended 170 year lease with zero ground rent.  
\* One bedroom first floor maisonette boasting a private entrance and off-street parking for two vehicles. Situated in a quiet cul-de-sac in the heart of Shoeburyness, within easy reach of bus links, Shoeburyness Train Station and amenities.

- First Floor Maisonette with a Private Entrance
- Well Presented Kitchen
- Double Bedroom with Built-in Wardrobes
- Communal Garden
- Close to Bus Links and Shoeburyness Train Station
- Open Plan Lounge/Office Area
- Three Piece Bathroom
- Two Off-Street Parking Spaces
- Double Glazing
- Perfect for First Time Buyers

**Datchet Drive**  
**Shoeburyness**  
**£175,000**



# Datchet Drive



This well presented one bedroom maisonette is well-appointed on a quiet cul-de-sac in Shoeburyness. Within a close distance, you will find convenient bus links, as well as Shoeburyness Train Station which guarantees you a seat on all trains traveling to London. There are excellent amenities just minutes away, whilst the seafront and parks are within close proximity.

The maisonette is located on the first floor and benefits from having a private entrance. Inside, you will find the main living accommodation is all open plan and consists of a lounge, office/dining area which has been newly decorated and a beautifully presented kitchen. There is one double bedroom to the rear that has built-in wardrobes and storage, as well as a three piece bathroom. There is UPVC double glazing throughout, as well as fitted blinds. Two off-street parking spaces come with the property and there is also access to a communal garden.

## Private Entrance

### Landing

9'8 x 2'10

### Lounge Area

12'1 x 9'9

### Office Area/Dining Area

6'9 x 6'6

### Kitchen

12'8 x 5'9

### Bedroom

11'8 x 9'2

### Three Piece Bathroom

6'6 x 5'3

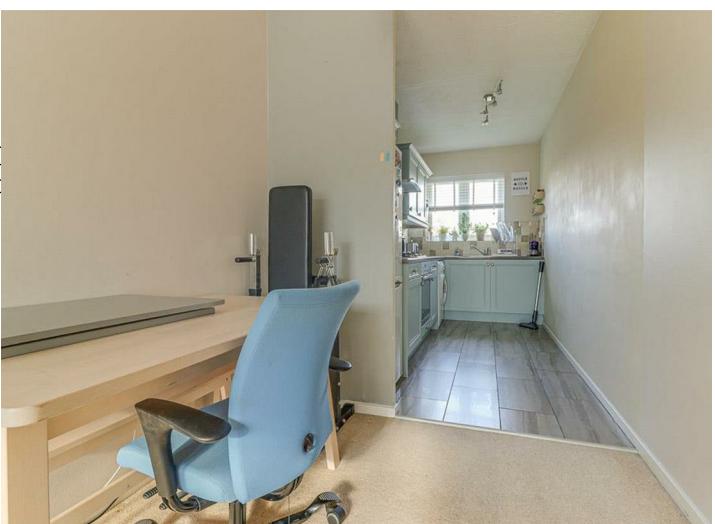
### Two Off-Street Parking Spaces

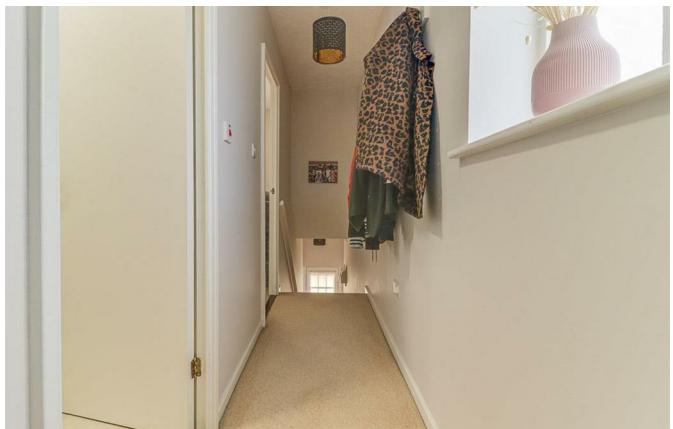
### Communal Garden

### Agents Note

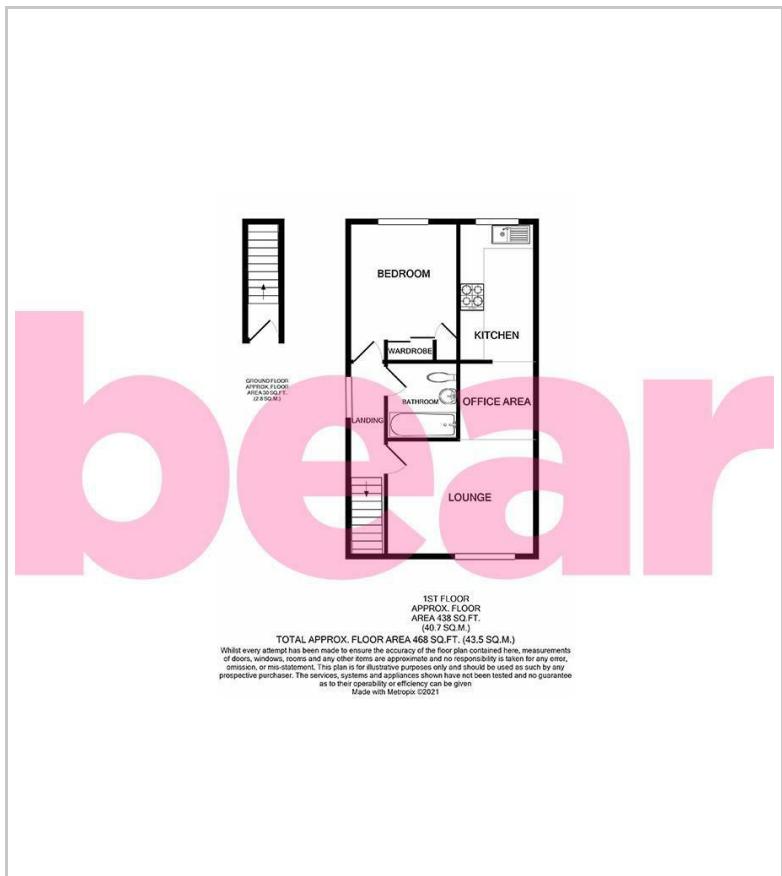
Tenure: Leasehold & Council Tax Band A.

The lease is approx 170 years. The service charge is £550  
£473.50 every six months for the windows to be cleaned

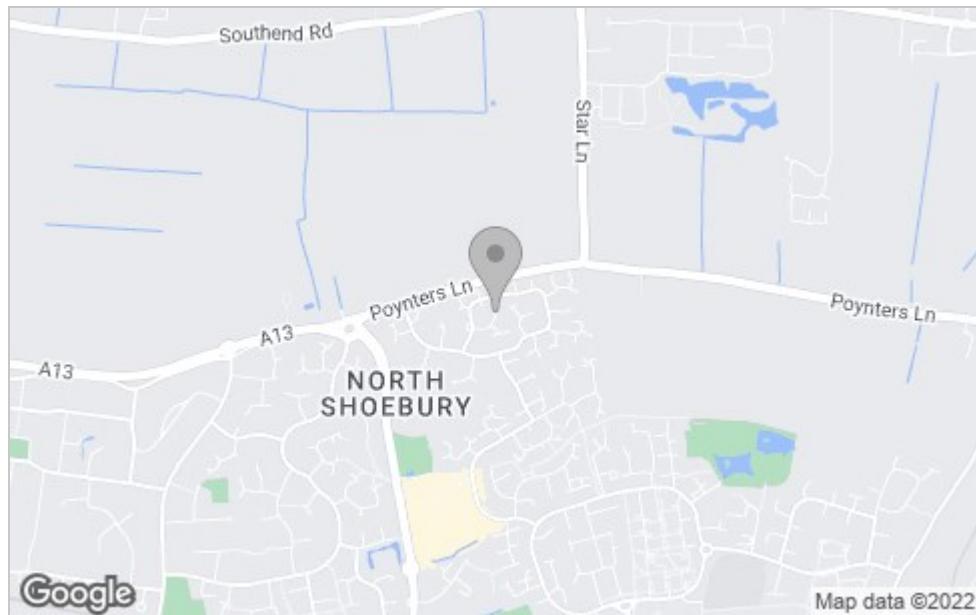




## Floor Plan



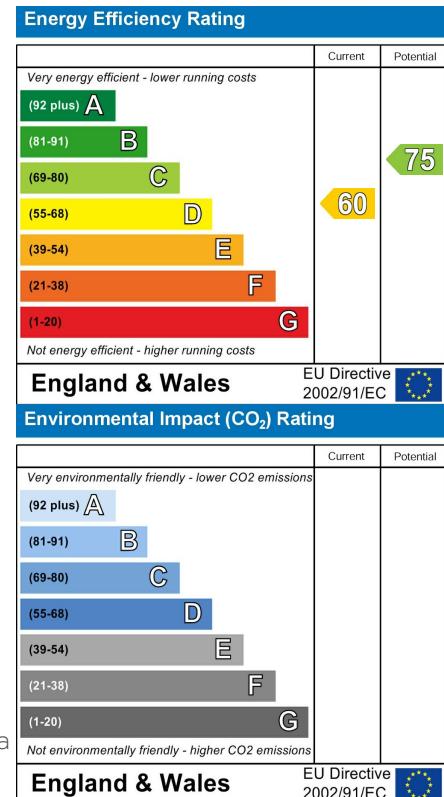
## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.