

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Saxon Court, 20 Smith Street, Shoeburyness, Southend-on-Sea, SS3 9FS



Guide Price:
£250,000 - £260,000

Nestled in the heart of Shoeburyness only 400 yards from the mainline railway station and the award winning East Beach is this stunning sizeable first floor apartment with large kitchen/diner/lounge, two very good size bedrooms one with en suite and family bathroom.

Close to local shops and amenities.

Viewing is highly recommended to fully appreciate this beautifully presented home.

EPC Rating: B. Our Ref: 20313.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entry via secured communal entrance door. Stairs to first floor accommodation.

Personal door to property.

ENTRANCE HALL

Storage cupboard housing boiler (serviced 2025). Wood effect laminate flooring. Plastered ceiling with downlights. Doors to bedroom one, bedroom two, bathroom and kitchen/lounge/diner.



BEDROOM TWO 12' 9" x 9' 1" (3.89m x 2.77m)

uPVC double glazed window to side aspect. Radiator. Plastered ceiling.



BEDROOM ONE 19' 6" x 12' 3" (5.94m x 3.73m)

uPVC double glazed window to side aspect. Built in wardrobe. Radiator. Panelled walls. Plastered ceiling. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to side aspect. A three piece suite comprising shower cubicle, pedestal wash hand basin and close coupled wc. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



BATHROOM

A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Towel rail radiator. Tiled walls. Plastered ceiling with downlights.



KITCHEN/LOUNGE/DINER 23' 3" x 14' 4" (7.09m x 4.37m)

uPVC double glazed window to side aspect. uPVC sliding doors to side aspect with **JULIET BALCONY**. Media unit with modern electric fire. Plastered ceiling with downlights. Wood effect laminate flooring.

KITCHEN/DINER

A range of modern base and eye level units incorporating roll edge work surface with sink drainer unit. Integrated washing machine. Integrated fridge freezer. Integrated oven and hob. Extractor fan. Continuation of wood effect laminate flooring. Plastered ceiling with downlights.



EXTERIOR.

There are communal gardens and allocated off street parking. The property is within a very short walk of the main line railway station, to London Liverpool Street and East Beach.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
We have every effort to ensure the accuracy of the figures contained here, measurements of areas, volumes, masses and any other data are approximate and to be regarded as such for any intended or other purposes. The plan is for illustrative purposes only and should not be used for any other purpose. The seller is not responsible for any errors or omissions. Maps with reference 10225.

Agents Note:

The vendors advise that an electric EV charger is being installed.

Pets allowed - but permission must be granted.

Managing Agents : Moat Housing.

Lease : 117 years remaining.

Service Charge & Ground Rent : £151 per calendar month.

Consumer Protection from Unfair Trading Regulations 2008.

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.