

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £70,000 - £75,000**

465 Beach Hut, Shoebury Common Road, Shoeburyness, Essex, SS3 9HG





**The combination of Seaside views, meticulous maintenance, and convenient location makes this beach hut an appealing option for individuals or families seeking a delightful retreat by the sea. The attention to detail in its upkeep and the high-quality materials used in its construction ensure that it is both beautiful and low-maintenance. With uninterrupted Thames Estuary views towards Kent's Coastline the interior of the hut offers a fitted kitchen area with two ring gas hob (via Calor), a wooden breakfast bar seating area and a fitted 'corner sofa' which also offers ample storage beneath. Close proximity to the public conveniences/wc, parking facilities and the iconic Uncle Toms Cabin.**



#### **Overview:**

The beach hut has been meticulously upgraded to include composite concrete cladding to the exterior and a fibreglass roofline, which offers zero maintenance and safeguarding from the effects of sea elements.

Approached via a composite door inset with a double glazed inserts. uPVC double glazed window to front affording sea views

To the rear of the Beach Hut there is a well-equipped kitchenette area fitted with a variety of white high gloss eye and base level units with laminate worktops inset with two ring gas hob (fed via Calor). The work surface is also fitted with a half drainer and sink unit.

There is a fitted breakfast bar seating area, with views to the front of the Hut. There is also a fitted 'corner' sofa area with matching colour cushions to compliment the splashbacks to the Kitchenette area and ample storage space under.

With its combination of seaside views, meticulous maintenance, and proximity to amenities, this beach hut becomes an appealing choice for individuals or families seeking a delightful beachside retreat.

**Fixtures and Fittings:** The seller, as per information provided to Hunt Roche, is willing to leave various items within the beach hut for any interested parties.

**Tenure - Leasehold:** Yearly charge of £376.00 payable to Southend City Council.

We have been informed that an annual parking permit can be obtained from the council as the green area on the lead up to the beach huts is 'pay and display'. Water tap outside nearby.

**Declaration:** *In accordance with the Estate Agents Act, we advise any interested parties that a relative of a member of staff at Hunt Roche has an interest in this beach hut.*



**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. 4/14/2025