

Est. 1908

HUNT ROCHE

The Estate Agent



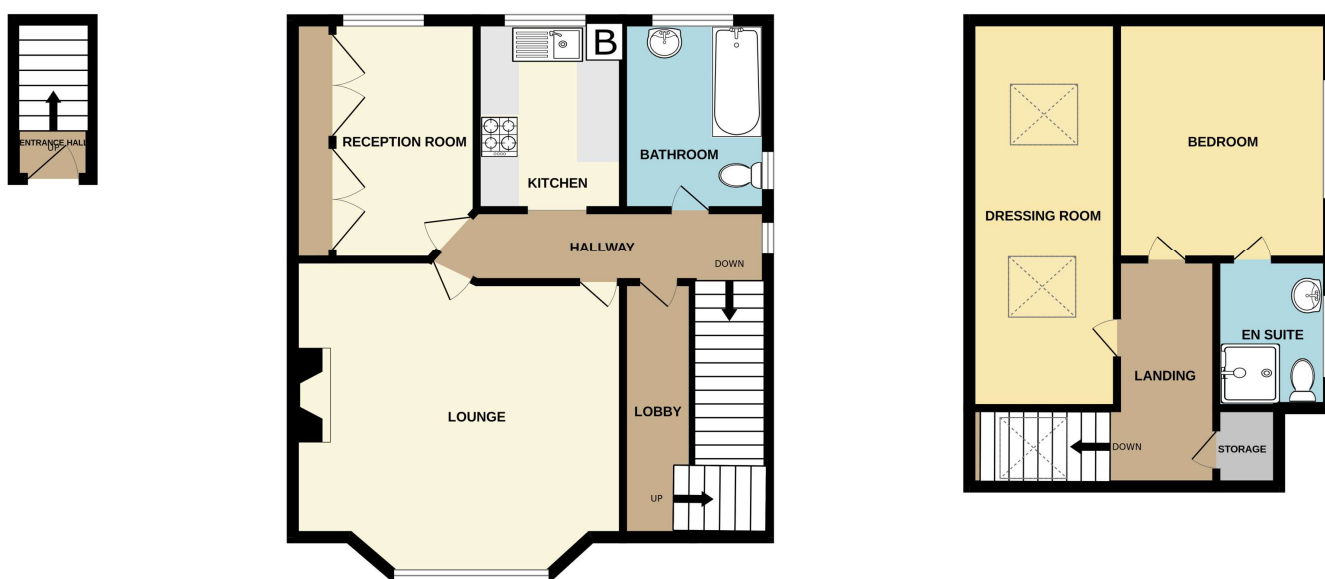
Asking Price: £295,000

103 Tudor Gardens, Shoeburyness, Essex, SS3 9JQ



This charming maisonette offers versatile accommodation, featuring TWO bedrooms and TWO reception rooms, with the potential to utilise the Dining Room as a third bedroom.

The property includes a bay-fronted main Living Room / Dining Room and the Main Bedroom boasts an En-suite Shower Room. There is a further Bathroom and modern fitted Kitchen. Personal west-facing rear garden (accessed via a sideway to the property). Located close to local amenities and excellent London transport links, this home is ideal for first-time buyers or those looking to downsize. With a lease in excess of 119 years remaining, double glazing, and gas central heating, this is a fantastic opportunity. Viewing is essential—book your appointment today!



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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- Maisonette with versatile accommodation offering Two Bedrooms & Two Reception rooms
- Recently installed boiler
- Spacious and attractive bay-fronted Living Room
- Separate Dining Room / Potential Bedroom Three
- The main bedroom benefits from an en-suite, while the additional bedroom offers the flexibility to be used as a spacious walk-in dressing room
- Personal west facing rear garden (accessed via sideway access to the property)
- Close to local amenities, Schools and transport links
- Lease in excess of 119 years remaining
- Double glazing and gas central heating
- Excellent opportunity for first-time buyers or downsizers
- Viewing is a must—book your appointment today!



Entrance: Steps lead up to a uPVC door inset with an obscure double glazed insert with canopied entrance porch leading to;

Entrance Lobby: Wall mounted utility meters. Smooth plastered ceiling inset with recessed lighting. Stairs leading to first floor.

Hallway: uPVC double glazed window to side aspect. Radiator. Laminate wood effect flooring. Access to all first floor rooms. Smooth plastered ceiling inset with recessed lighting. Open access to Inner Lobby area with turned staircase to the upper level.

Kitchen: 9'3" x 7'3" (2.82m x 2.2m) uPVC double glazed window to rear aspect providing views across the Gardens and towards allotments. The Kitchen is fitted with a modern range of eye and base level units with 'wood effect' rolled edge work surfaces over inset with one-and-a-quarter stainless steel sink unit with single drainer and designer style mixer tap over. Freestanding 'Beko' oven with four ring gas hob (to remain) with concealed extractor canopy over. Under counter recess for washing machine and dishwasher. Tiled splashbacks to work surface area. Further space for upright fridge/freezer. Coving to smooth plastered ceiling inset with recessed lighting.





Impressive Living Room: 17'2" (5.23) (max) x 14'3" (4.34) (reducing to 10'2" (3.1))

uPVC double glazed ledged bay window to front aspect with further matching window to front aspect. Feature fireplace inset with fire with wooden surround with mantle and marble effect hearth and backplate. Two radiators. Laminate wood effect flooring. Coving to smooth plastered ceiling inset with recessed lighting.

Dining Room / Potential Bedroom: 11'4" (3.45) x 9' (2.74) (to front of fitted units) uPVC double glazed window to rear aspect providing views across the Gardens and towards allotments. The room has been fitted with a range of cupboards/wardrobes to one aspect. Radiator. Laminate wood effect flooring. Coving to smooth plastered ceiling inset with recessed lighting.



Dual aspect Bathroom: 9'3" x 4'7" (2.82m x 1.4m)

Obscure uPVC double glazed window to rear aspect. Further obscure glazed window to side aspect. The white three piece suite comprises panelled enclosed bath with mixer tap with shower attachment and a fitted shower screen, low level dual flush WC and pedestal wash hand basin. Ladder style heated towel rail. Tiling to all visible walls inset with recessed lighting. Smooth plastered ceiling.

Inner Lobby: 10'3" x 2'9" (3.12m x 0.84m) Laminate wood effect flooring. Radiator. Turned staircase rising to upper level, with smooth plastered ceiling inset with velux style double glazed window.

Second Floor Landing: Door to recessed storage cupboard with restricted head height. Radiator. Smooth plastered ceiling. Doors to Bedrooms.



Bedroom One:

11'9" x 10'4" (3.58m x 3.15m) uPVC double glazed window to rear aspect providing lovely views across the Gardens and towards allotments. Radiator. Smooth plastered ceiling. Door leading to:

En Suite Shower Room:

Obscure uPVC double glazed window to rear aspect. The white three piece suite comprising shower enclosure inset with integrated shower unit, low level WC and pedestal wash hand basin. Ladder style heated towel rail. Tiling to all visible walls inset with border tile inlay. Smooth plastered ceiling.



Bedroom Two/Dressing Room:

19'7" (5.97) x 7'4" (2.24) (Some restricted head height) Pair of double glazed velux windows to front aspect. Low level eaves storage access. Radiator. Smooth plastered ceiling inset with recessed lighting.

Rear Garden:

The Garden is approached via the sideway access from the property. Gated access provides access to a generous WEST FACING garden measuring approx 45ft x 30ft. Fencing to side aspects with brick wall to rear. Decked patio seating area with remainder laid to lawn. Timber framed shed (to remain).

Tenure: Leasehold

Lease - 189 years from 29 September 1955 / 119 years remaining

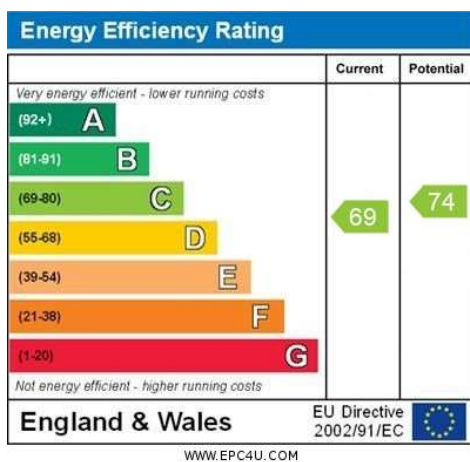
Building Insurance - approx £465.00 per annum

Ground Rent £149.00 per annum

These figures are provided for guidance purposes only and any interested party should have their solicitor/conveyancer confirm this information.

Council Tax Band A

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. 4/4/2025