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UK's finest properties



OLD SCHOOL COURT, SHOEBOURNESS, SOUTHEND-ON-SEA, SS3 9DU

This stunning three-bedroom modern home presents a wonderful opportunity to live in the fabulous and unique Old School Court development situated in the heart of Shoeburyness. Set against the stunning backdrop of the original Victorian, Hinguar School, and just a stone's throw from the fabulous East Beach.

A wonderful three bedroom property with high spec contemporary finish, that also offers the convenience of just a short stroll to a main line station that offers a direct link into London's Fenchurch Street as well as in the catchment area for the highly rated Hinguar Primary School.

Pre-listing interest has already been high so booking a viewing is highly recommended.

Guide Price £375,000 - £400,000

GUIDE PRICE £385,000

OLD SCHOOL COURT

SHOEBURYNNESS, SOUTHEND-ON-SEA, SS3 9DU



- Peaceful And Secluded Setting
- Catchment Area of Highly Sought After Higuar Primary School
- Two Car Off Street Parking
- NHBC Warranty - 5 years Remaining
- Modern High Spec Finish
- Three Minute Walk to Mainline Train Station
- Short Stroll To Beautiful East Beach
- Large Master Bedroom With Ensuite
- Close To Local Amenities
- Five Years Old

Entrance

A Glass canopy porch with composite front door with double glazed insert. Two car parking spaces are also directly at the front of this property.

Entrance Hall

A bright and spacious entrance hall with wood laminate flooring welcomes you into this fabulous home.

Ground Floor Cloak Room

6'6" x 4'7" (2 x 1.4)

A welcome addition to any home is a downstairs cloakroom. This large space accommodates a toilet and wash basin with ceramic tiled floor and chrome ladder towel rail.

Kitchen

10'7" x 6'11" (3.25 x 2.13)

A contemporary high gloss kitchen with base and eye level units that are off set beautifully with discrete mood lighting, comes complete with integrated washing machine, dishwasher and fridge freezer with four ring hob and electric oven.

Living Room / Diner

18'6" x 16'6" (5.66 x 5.05)

At the heart of this great home is the bright

open plan living and dining area, with plenty of space for dining and relaxing that makes it perfect for family time or entertaining. A welcome addition to this space is the large under stair storage cupboard which is perfect for household appliances.

Conservatory

A new addition to the property is this fantastic brick and UPVC conservatory which provides a great space for relaxing or potential home office.

Master Bedroom

14'1" x 9'1" (4.3 x 2.77)

The impressive floor to ceiling window gives this master bedroom a fantastic bright and airy feel. The alcove provides the perfect place for free standing wardrobe or potential for a built-in design.

Ensuite

7'1" x 3'10" (2.16 x 1.17)

This modern white tiled ensuite boasts a large double power shower with toilet and pedestal basin.

Bedroom Two

11'5" x 8'7" (3.5 x 2.62)

A bright and airy room that benefits a view of the rear garden.

Bedroom Three

8'0" x 7'10" (2.44 x 2.4)

A great third bedroom but could also be used as a home office.

Family Bathroom

6'11" x 5'6" (2.13 x 1.7)

White and modern, the bathroom comprised of a panelled bath, pedestal basin, and double flush toilet and enhanced with a contemporary chrome ladder towel rail.

Landing Cupboard

Often missed in modern properties, this house benefits from a large walk in landing airing cupboard. It discretely houses the boiler but also provides welcomed additional storage.

Loft

Running the full length of the house, the loft has been centrally boarded for extra storage with bright lighting installed.

Rear Garden

Paved area which is perfect garden dining, complete with garden shed.



Directions

At Bournes Green Roundabout, take the 1st exit onto Bournes Green Chase/A13 Go through 1 roundabout At the roundabout, take the 3rd exit onto N Shoebury Rd/A13 Go through 1 roundabout At the roundabout, take the 2nd exit onto Ness Rd/A13 Turn left onto Campfield Rd Turn left onto Higuar St Destination will be on the left Old School Court, SS3 9DU, Higuar Street, Southend-on-Sea, UK



FLOOR PLAN



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