



Parade Walk | | Shoeburyness | SS3 9GE

Price Guide £1,100,000

**bear**  
*Estate Agents*



**Parade Walk |**  
**Shoeburyness | SS3 9GE**  
**Price Guide £1,100,000**

\* Guide Price £1,100,000 - £1,200,000 \* Bear Estate Agents are understandably enthused to bring to the market, with NO ONWARD CHAIN, this exquisite three-bedroom PENTHOUSE with BREATHTAKING ESTUARY VIEWS. The spectacular outlook is a priceless feature year-round from the height of summer to the depth of winter. The accommodation is deceptively spacious throughout and there is direct and exclusive lift access into your luxurious living space.

- Direct And Exclusive Lift Access Into Living Space
- Master Bedroom 18'11 x 13'1 With En Suite 9'8 x 6'11, Bedroom Two 14'7 x 9'8 Plus Bedroom Three 11'7 x 9'11
- Open Plan Living Space 29'4 x 28'4
- Huge South Facing Balcony 27'11 x 12'1 Plus Further Balcony To The Rear 31'6 x 7'
- Beachfront Location Within Walking Distance To Local Shops, Amenities & Rail Links Into London
- Luxury Three Bedroom Penthouse With Breathtaking & Uninterrupted Views Of The Estuary
- Family Bathroom Suite 7'1 x 7'
- Kitchen 12'6 x 12'5 Plus Utility 6'2 x 5'2
- Two Allocated & Secure Parking Spaces
- No Onward Chain







Internally this incredible home is as unique as it is luxurious with the first priceless feature being the exclusive and direct lift access straight into the living accommodation. All homes have access to the lift but the new owner will have direct lift access into their new home. Of course, alongside the lift access is also stair access should this be desired.

Once out of the lift and within the property you will be greeted by the striking and spacious entrance hall which is flooded with natural light and provides access to all of the remaining living accommodation.

Worthy of special mention is the stunning open-plan living space which perfectly incorporates the living, dining and kitchen areas all into one. The kitchen measures 12'6 x 12'5 with a feature island and access into the utility room, a further 6'2 x 5'2.

The open plan living and dining space measures an incredible 29'4 x 28'4 with floor-to-ceiling windows offering uninterrupted and far-reaching views over the estuary which are a priceless feature year-round, from the depths of winter through to height of summer. The open plan living space offers the perfect environment in which to both entertain and relax.

The master bedroom measures 18'11 x 13'1 with fitted wardrobes and an en suite bathroom which measures 9'8 x 6'11, bedroom two 14'7 x 9'8 plus bedroom three which measures a further 11'7 x 9'11. All bedrooms are comfortable double bedrooms which is a fine feature within itself.

The bathroom suite measures 7'1 x 7'.

There are two large balconies, one to the front, again profiting from breathtaking views, southerly facing and one to the rear. Both balconies are accessible off of the living space whilst the balcony to the front is also accessible off of the entrance hall and master bedroom.

Situated within the highly sought-after Shoebury Garrison which is within walking distance of local shops and amenities plus rail links direct into London.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Leasehold - 103 Years Remaining.  
Service & Maintenance -  
Ground Rent - £150 PA.  
Council Tax Band F.

**Direct & Exclusive Lift Access Into Living Space**

**Luxurious Three Bedroom Penthouse**

**Striking & Spacious Entrance Hall**

**Master Bedroom**

18'11 x 13'1 (5.77m x 3.99m)

**En Suite**

9'8 x 6'11 (2.95m x 2.11m)

**Bedroom Two**

14'7 x 9'8 (4.45m x 2.95m)





**Bedroom Three**

11'7 x 9'11 (3.53m x 3.02m)

**Bathroom Suite**

7'1 x 7' (2.16m x 2.13m)

**Incredible Open Living Space**

29'4 x 28'4 (8.94m x 8.64m)

**Kitchen**

12'6 x 12'5 (3.81m x 3.78m)

**Utility Room**

6'2 x 5'2 (1.88m x 1.57m)

**Huge South Facing Balcony**

27'11 x 12'1 (8.51m x 3.68m)

**Further Balcony To The Rear**

31'6 x 7' (9.60m x 2.13m)

**Breathtaking & Uninterrupted Views**

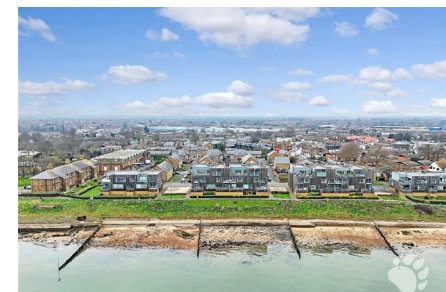
**Allocated Secure Parking**

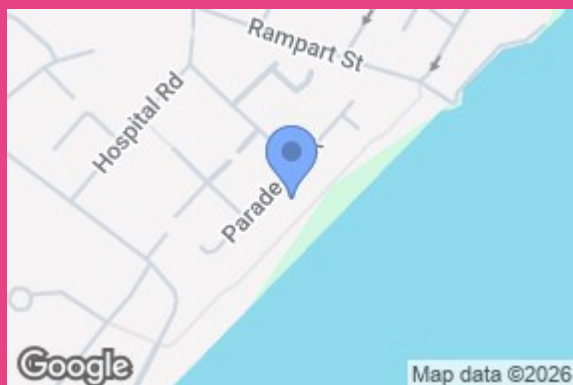
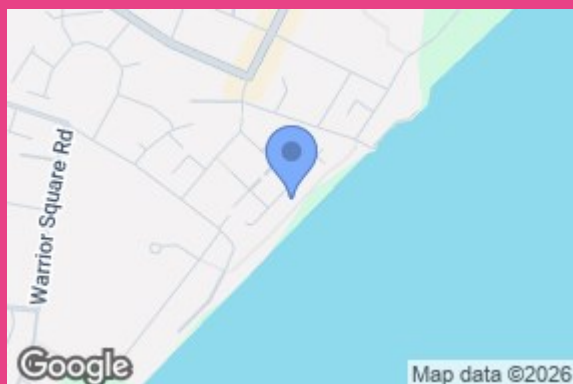
**Beachfront Location**

**Walking Distance To Local Shops & Amenities**

**Walking Distance To Rail Links Into London**

**No Onward Chain**





## GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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