





# RAMPART STREET

## SOUTHEND-ON-SEA, SS3 9AF

## GUIDE PRICE £250,000

### LEASEHOLD - SHARE OF FREEHOLD

** NO ONWARD CHAIN - A TOP FLOOR (2nd) APARTMENT WITH GORGEOUS SEA VIEWS FROM IT'S PRIVATE CONTEMPORARY BALCONY - TWO DOUBLE BEDROOMS, WONDERFUL OPEN PLAN LIVING & SECURE UNDERCOVER ALLOCATED PARKING - GUIDE PRICE £250,000-£265,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

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• Superb second floor (top floor) apartment adjacent the historical Shoebury Garrison • Two double bedrooms • Modern bathroom/WC • Wonderful open plan lounge/kitchen with breakfast bar • Contemporary balcony with sea views • Double glazed • Loft access • Secure undercover allocated parking • Being sold with a 1/15 share of the Freehold • No onward chain





RP&C Estate Agents are delighted to offer for sale, with no onward chain, this beautifully presented second and top floor apartment, enjoying wonderful sea views and a contemporary private balcony.

Situated within the popular Beach Court development on Rampart Terrace, Shoebury, this attractive apartment offers well proportioned accommodation, ideal for those looking to enjoy a coastal lifestyle.

The property features a spacious entrance hallway with useful built in storage cupboards, together with loft access providing additional storage space. There are two good sized double bedrooms, a modern bathroom suite and a fabulous open plan lounge and kitchen, creating a wonderful sociable living space. The kitchen benefits from a breakfast bar, while the lounge provides direct access onto a contemporary balcony, where you can sit back, relax and enjoy the wonderful views across the sea.

Further benefits include a secure underground allocated parking space and a 1/13 share of the freehold, adding further appeal to this desirable coastal home.

Beach Court enjoys a fantastic position in Shoebury, ideally placed for those who appreciate seaside living. The property is within easy reach of Shoebury railway station, providing convenient C2C connections into London Fenchurch Street.

The beautiful local coastline is a real highlight, with the award winning Blue Flag beaches of Shoebury and the surrounding seafront offering an ideal setting for coastal walks, cycling and enjoying the outdoors. Local shops, amenities and places to eat are also within easy reach, making this a particularly appealing location for both everyday convenience and leisure.

An excellent opportunity to acquire a spacious two bedroom coastal apartment, with sea views, balcony, secure parking and no onward chain.

### Entrance Hallway

Loft hatch, accessible via a pull down ladder. Two convenient storage cupboards. Doors to:

### Open Plan Lounge/Kitchen 16'4 x 15'4 max (l-shape)

Lounge Area

A bright and welcoming lounge featuring double glazed sliding patio doors that open onto a private balcony with a glazed balustrade, offering excellent estuary views. An additional double glazed window to the rear enhances the sense of space and light. The room is finished with elegant laminate wood flooring, an electric heater, and a smooth plastered coved ceiling with inset spotlights, creating a stylish and comfortable setting that flows seamlessly into the

kitchen area. A contemporary kitchen fitted with a range of modern base units topped with toning roll-edged work surfaces. It includes an inset single-drainer stainless steel sink, an integrated electric hob with oven below and extractor hood above, plus space and plumbing for a washing machine. A breakfast bar and tall larder cupboard provide practical storage and casual dining space. Finished with tiled splashbacks and flooring, a double glazed window to the side, and a smooth plastered coved ceiling with inset spotlights, the kitchen combines style with everyday functionality.

### Bedroom One 14'5 x 10'0

Sea views from the bay window.

### Bedroom Two 12'2 x 8'0 max

### Bathroom/WC 7'7 x 4'5

A modern white bathroom suite featuring a panelled bath with mixer tap and shower attachment, a pedestal wash hand basin, and a low level WC. The room is finished with tiled flooring, a wall mounted electric heater, and an obscure double glazed window to the side, offering a clean and practical space designed for everyday comfort.

### Exterior

### Secure Undercover Parking

Allocated undercover parking space for one car.

### Communal Garden

well tended mature communal garden.

### Agents Note

The property is being sold with a 1/15 share of the Freehold. The ground rent and service charge is £1000 collectively. The buildings insurance was £205 for 2025.

## RAMPART STREET















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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band B

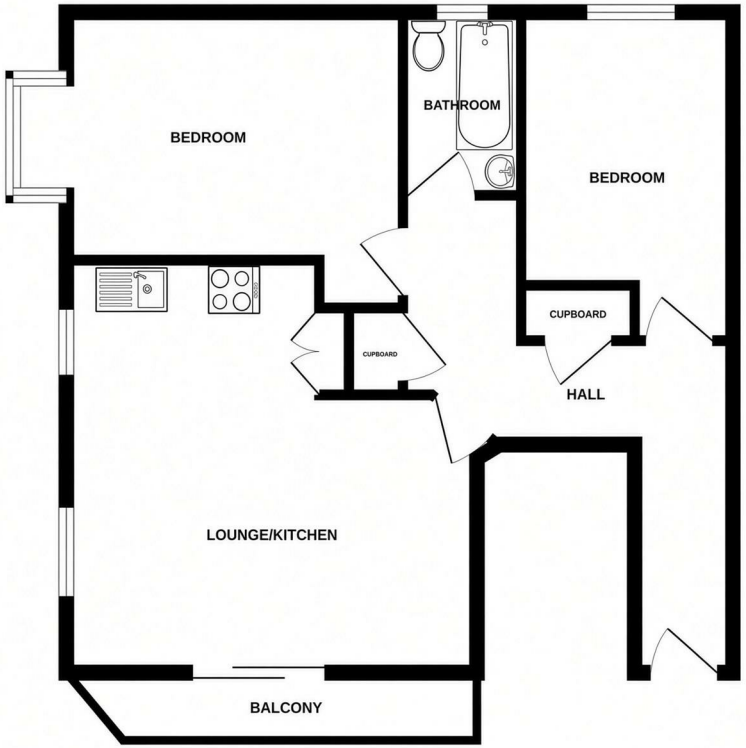
**Viewings** – By Appointment Only

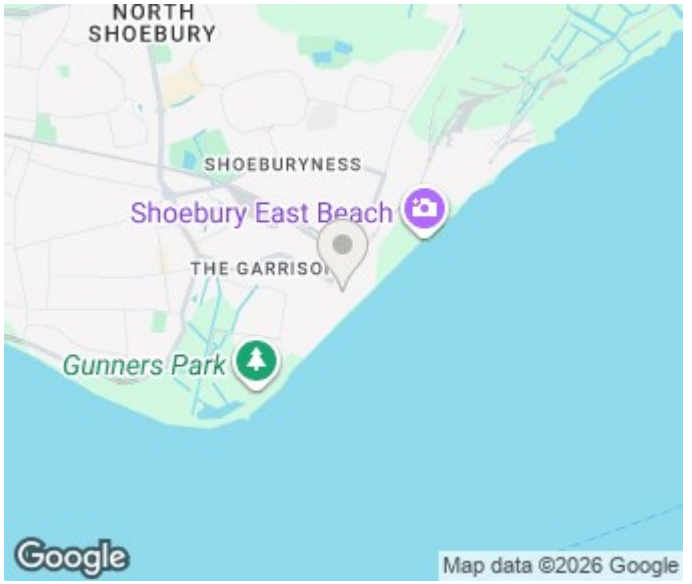
**Floor Area** – 571.00 sq ft

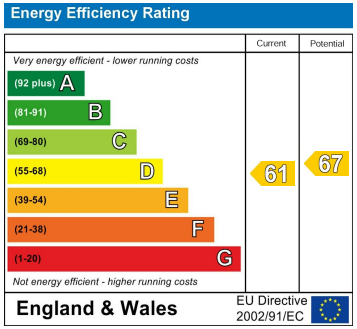
**Tenure** – Leasehold - Share of Freehold



SECOND FLOOR
571 sq.ft. (53.1 sq.m.) approx.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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