# Parade Walk, Shoeburyness

£480,000

home.

# 11 Parade Walk

## Shoeburyness
## SS3 9GE

2 2 1

- Spacious Two Bedroom Second Floor Apartment
- Stunning Estuary Views
- Well Maintained Communal Areas With Stairs & Lift Access To All Floors
- Large South Facing Lounge
- Separate Bespoke Fitted Kitchen
- Fabulous Master Bedroom With En-Suite Bathroom & Access To A South Facing Balcony
- Secure Underground & Gated Allocated Parking For One Car
- Perfect Spot For Shoebury East Beach
- Within Easy Reach Of Shoebury Mainline Railway Station

### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033

Home Of Leigh are very excited to offer for sale this surprisingly spacious two bedroom second floor apartment, situated in an incredible seafront position affording some stunning estuary views along with secure underground gated parking.

The accommodation comprises; well maintained communal areas with stairs and lift access to all floors, a private and spacious entrance hall, a large south facing lounge with estuary views and access to a balcony, a separate bespoke fitted kitchen with integrated appliances, two great size double bedrooms both with fitted wardrobes and a fabulous master bedroom with an en suite bathroom and access to a south facing balcony with estuary views. There is also a separate modern fitted shower room.

The property also benefits from secure underground and gated parking with one allocated space as well as additional external storage.

Located on the enviable and historic Shoebury Garrison, this wonderfully bright and airy apartment is the perfect spot for walks along Shoebury East Beach and is within easy reach of Shoebury mainline railway station giving direct access into London Fenchurch Street.

## Accommodation Comprises

Secure communal entrance door leading into well maintained communal areas with stairs and lift access to all floors. Private entrance door leading to:

## Entrance Hall

17'5 x 7'9

A great size entrance hall with wood flooring throughout, smooth plastered ceiling with inset spotlighting, large walk-in built-in storage cupboard and additional boiler cupboard with storage space, radiator. Doors to:

## Lounge

25'1 x 17'5

An incredible south facing main reception room with a large double glazed picture window to rear aspect affording stunning estuary views, wood flooring throughout, smooth plastered ceiling with inset spotlighting, four wall light points, three radiators, double glazed door leading out onto a south facing balcony.

## Balcony

Part covered with decking, glass and stainless steel balustrade, outside lighting.

## Kitchen

15'6 < 10'8 x 13'2

Double glazed window to rear aspect. Bespoke fitted kitchen which comprises; square edge marble worksurfaces to the expanse of three walls with an abundance of cupboards and drawers beneath, inset one and a quarter bowl stainless steel sink unit with mixer tap, built-in Siemens oven and separate microwave oven, NEFF four ring electric hob with extractor hood above, further range of matching eye level wall mounted units with lighting beneath, integrated fridge with separate freezer, integrated Siemens washing machine, built-in bin storage, ceramic tiled flooring throughout, smooth plastered ceiling with inset spotlighting, feature vertical radiator.

## Master Bedroom

### Bedroom Area
15'8 x 11'2
Double glazed sliding patio doors to rear aspect affording fabulous views over the estuary and access to the south facing balcony, carpeted, smooth plastered ceiling with inset spotlighting, fitted wardrobe/cupboard with sliding doors, radiator. Access to:

### Dressing Area
9'7 x 3'11 plus depth of wardrobe
Two matching built-in wardrobe/cupboards with sliding doors, carpeted, smooth plastered ceiling with inset spotlighting. Door to:

### En-Suite Bathroom
10'7 x 6'7
A great size four piece en-suite bathroom with double glazed window to front aspect, bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled shower cubicle, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Bedroom Two
15'8 x 10'8
Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, large built-in wardrobe cupboard with sliding doors, radiator.

### Shower Room
9'4 x 4'3
Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawer beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

## Externally

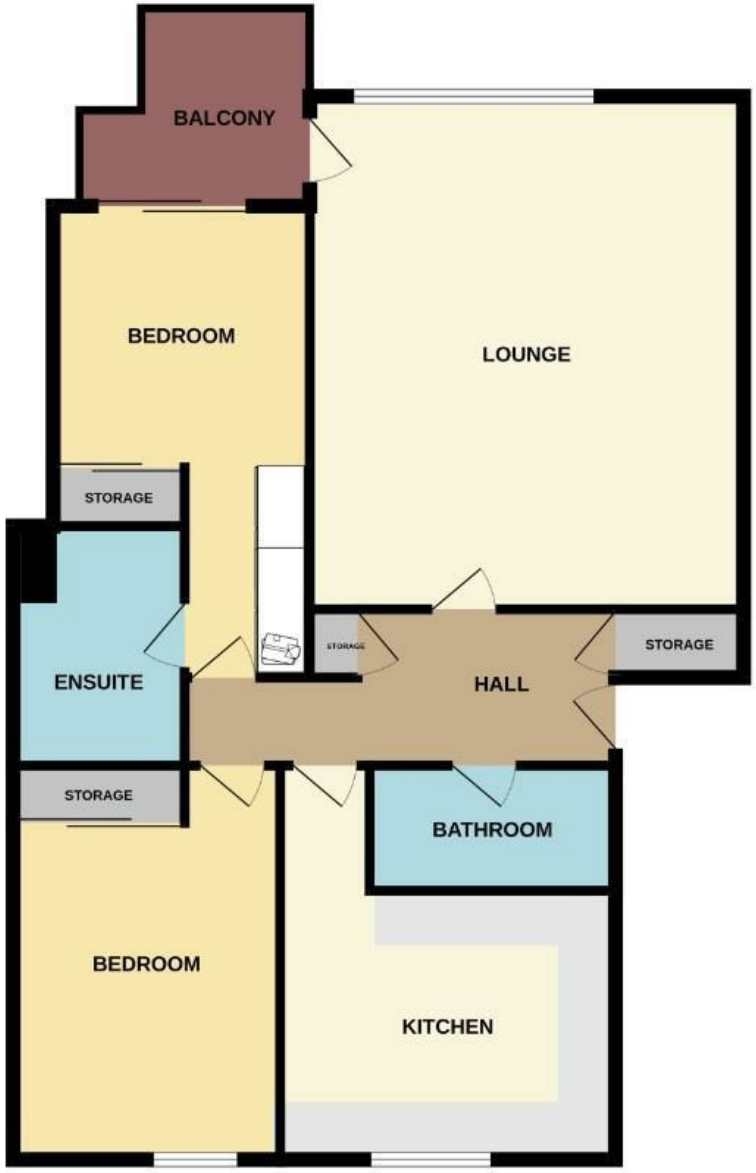
### Parking
The property benefits from secure underground parking which is accessed via electric gates, additional bin storage within the parking area and a communal storage cupboard.

### Communal Gardens
Lawned communal gardens to the rear of the building.

### Lease Information
Lease: 101 years remaining
Ground Rent: £150 Per Annum
Service Charge: Approx £3,600 - £4,000 Per Annum
Garrison Estate Service Charge: £350 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

SECOND FLOOR
1034 sq.ft. approx.




TOTAL FLOOR AREA : 1034 sq.ft. approx.
Made with Metropix ©2026

# Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms Flat
Approx. sq ft
EPC band: B
Tenure: Leasehold Council Tax
Band: E

£480,000

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homeofleigh.com

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