



HARDY SHOEBURYNESS, SS3 9EN

** SIMPLY STUNNING FIRST FLOOR FLAT WITH TWO DOUBLE BEDROOMS, LUXURY KITCHEN & BATHROOM - GARAGE & ALLOCATED PARKING - SUPERB LOCATION - SHARE OF FREEHOLD - GUIDE PRICE £260,000-£275,000 **

GUIDE PRICE £260,000
**LEASEHOLD - SHARE OF
FREEHOLD**

RP&C.
RICKY, PLANT  CHEN-PORTER

HARDY

- 1/9 Share of Freehold
- First floor apartment with two double bedrooms
- Ample storage throughout including a large utility cupboard
- Luxury kitchen/breakfast room & sizeable Lounge/diner
- Tastefully improved decor in recent years
- Garage and allocated parking bay
- A short walk to the glorious seafront
- 1/9 share of Freehold
- Close to good public transport links
- Internal inspection comes highly recommended



With a 1/9 share of freehold and a setting that truly delivers, this immaculate first-floor apartment offers coastal living at its finest. Situated within a popular and beautifully maintained development, the home pairs comfort with style in all the right places.

Inside, you'll find two generous double bedrooms, a spacious lounge/diner designed for both relaxed evenings and effortless entertaining, and a sleek, modern bathroom finished to a high standard. Every room feels bright, balanced, and ready to move straight into.

Beyond the front door, the lifestyle continues. The property benefits from allocated off-street parking, a private garage set within the manicured grounds, and the undeniable luxury of award-winning beaches just a short stroll away. Excellent public transport links make connections easy, whether you're commuting or exploring further afield.

A superb opportunity in a sought-after location — contact RP&C Estate Agents on 01702 844984 today to arrange your viewing.

Communal Entrance

Apartment Entrance

Entrance Hallway

There are convenient storage cupboards, one of which is a large utility cupboard with space for a

washing machine and tumble dryer.

Lounge/Diner

Kitchen/Breakfast Room

There is an integrated microwave and dishwasher.

Bedroom One

Bedroom Two

Bathroom

Allocated Parking & Garage

The garage has an up/over door. There is also an allocated parking bay.

Agents Note

The flat comes with a share of 1/9 freehold. We have been advised that the service charge is circa £1300 (£108.33 per month) covering build insurance/general maintenance.

HARDY





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ADDITIONAL INFORMATION

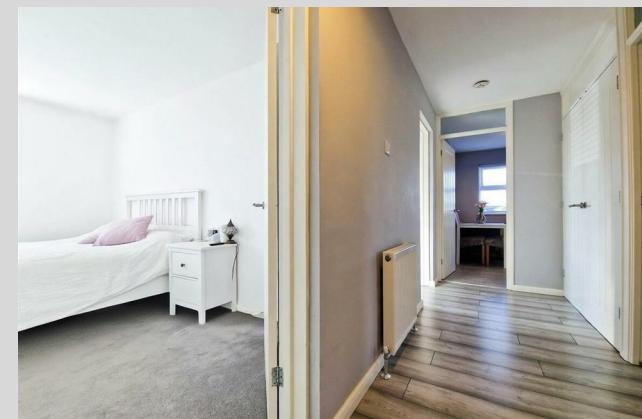
Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 764.24 sq ft

Tenure – Leasehold - Share of Freehold



FIRST FLOOR



Whilst every care has been taken 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 operation or condition can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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