



Parade Walk | | Shoeburyness | SS3 9GE

Price Guide £1,100,000

bear
Estate Agents

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Price Guide £1,100,000**

* £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

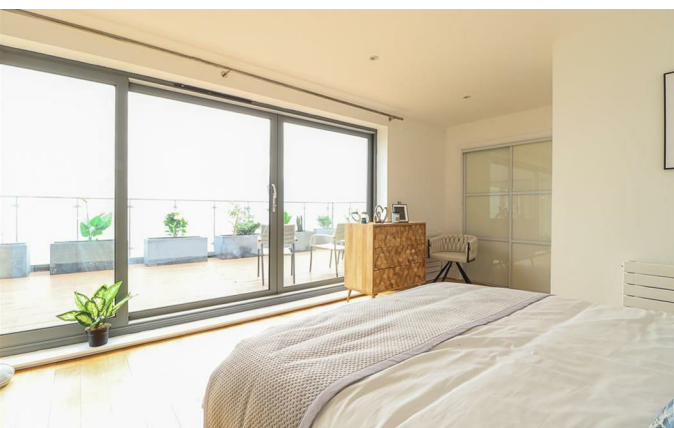
Luxurious Three Bedroom Penthouse

Striking & Spacious Entrance Hall

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

Ensuite
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)

Shower Room

7'1 x 7'0 (2.16m x 2.13m)

Open Family Room

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)

Balcony to the Rear

31'6 x 7'0 (9.60m x 2.13m)

Breathtaking & Uninterrupted Views

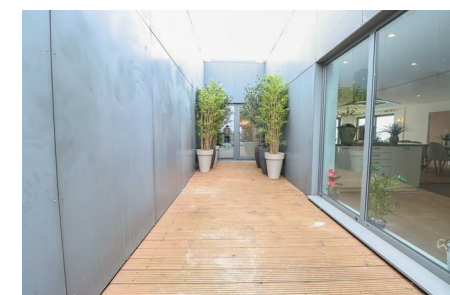
Allocated Secure Parking

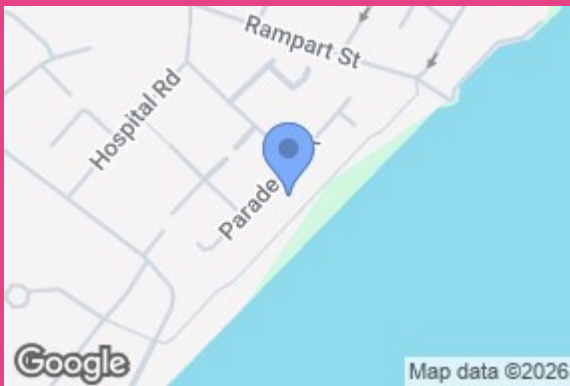
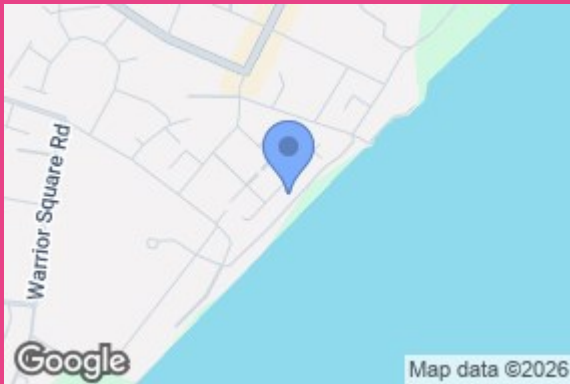
Beachfront Location

Walking Distance To Local Shops & Amenities

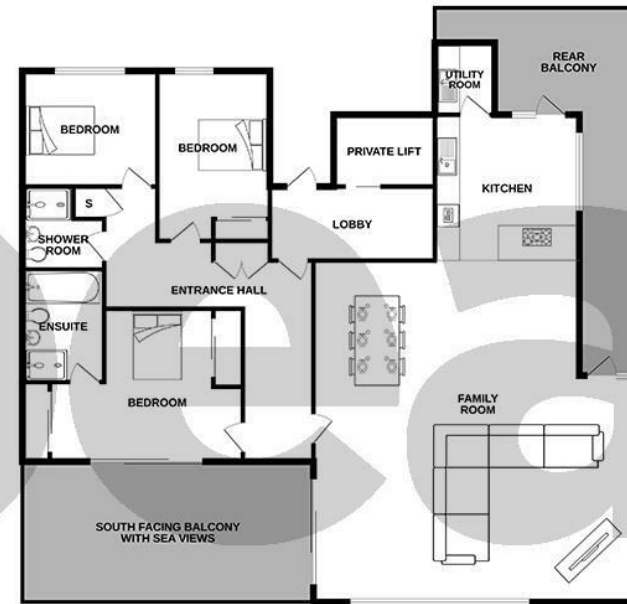
Walking Distance To Rail Links Into London

No Onward Chain





PENTHOUSE
174.5 sq.m. (1878 sq.ft.) approx.



TOTAL FLOOR AREA: 174.5 sq.m. (1878 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, wall thickness, doors and any other items are approximate and not guaranteed. Plans for sale are for information purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given. Scale: 1:500 (approx.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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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