



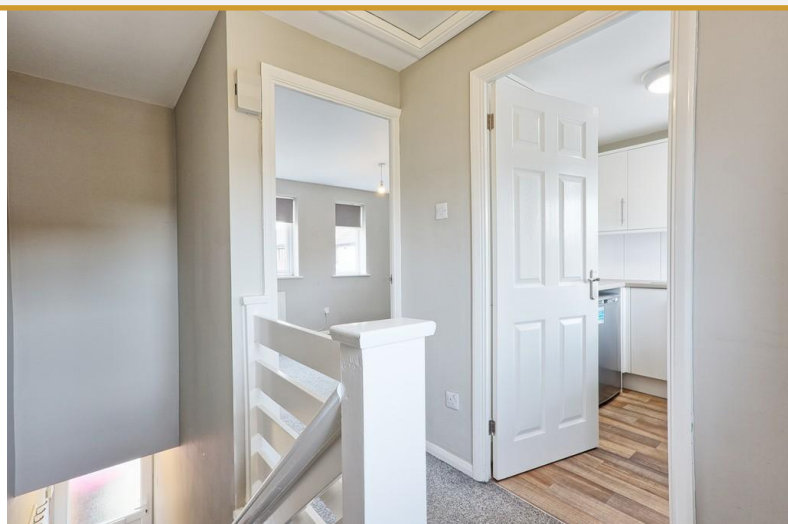
Brown & Brand



The Drakes
Shoeburyness, SS3 9NZ

- One Bedroom Freehold Mews Style Property
- Offered With No Onward Chain
- Garage With Further Parking to The Rear
- Three Piece Bathroom

£195,000





Property Description

Brown & Brand are delighted to welcome to the market this fabulous first-floor mews-style maisonette, boasting its own private entrance, garage with power connection, and additional parking to the rear. This fantastic home is an ideal choice for first-time buyers, a superb downsize opportunity, or a great 'buy to let' investment.

This freehold property offers a spacious lounge/dining area enhanced by three front-facing windows that fill the room with natural light. There is a comfortable double bedroom, a well-equipped fitted kitchen, and a modern three-piece bathroom suite.

Further benefits include double glazing, electric storage heating, loft space, and a useful external storage cupboard. The property is ideally situated within easy reach of Shoebury Asda, with local bus services providing convenient links to the nearby city of Southend and beyond. Residents can also enjoy the much-loved Shoeburyness parks and beaches just a short distance away.

An early viewing is highly recommended to avoid missing out on this exceptional property.



ENTRANCE HALLWAY

Carpeted staircase rising to the first floor accommodation. Fitted coir entrance mat. Textured ceiling.

LANDING

Window to the rear aspect. Wall-mounted storage heater. Access to loft space. Smooth plastered ceiling.

KITCHEN

8' 1" x 7' 2" (2.46m x 2.18m) Fitted with a range of base and eye level cabinets with contrasting work surfaces over. Single drainer sink unit with mixer tap and tiled splashbacks. Freestanding electric cooker and hob, plumbed in washing machine and separate fridge & freezer. Wood effect cushion flooring, smooth plastered ceiling and viewing arch through to lounge area.



LOUNGE

17' 6" x 11' 3" (5.33m x 3.43m) Three double glazed windows to front aspect. Television aerial point. Electric wall heater. Smooth plastered ceiling. Fitted storage cupboards with shelving to one wall. Door giving access through to:

INNER HALLWAY

Access to airing cupboard housing the hot water tank. Carpet. Smooth plastered ceiling. Doors leading to the bedroom and bathroom.



BEDROOM ONE

14' 6" x 8' 2" (4.42m x 2.49m) Double glazed window to front aspect. Wall mounted storage heater. Smooth plastered ceiling. Carpet.

BATHROOM

Obscure double-glazed window to the rear aspect. Fitted with a white three-piece suite comprising a panelled bath with electric shower over and shower screen, wash hand basin set into a vanity unit with mixer tap, and low-level WC. Fully tiled walls and flooring. Ladder-style radiator. Smooth plastered ceiling.

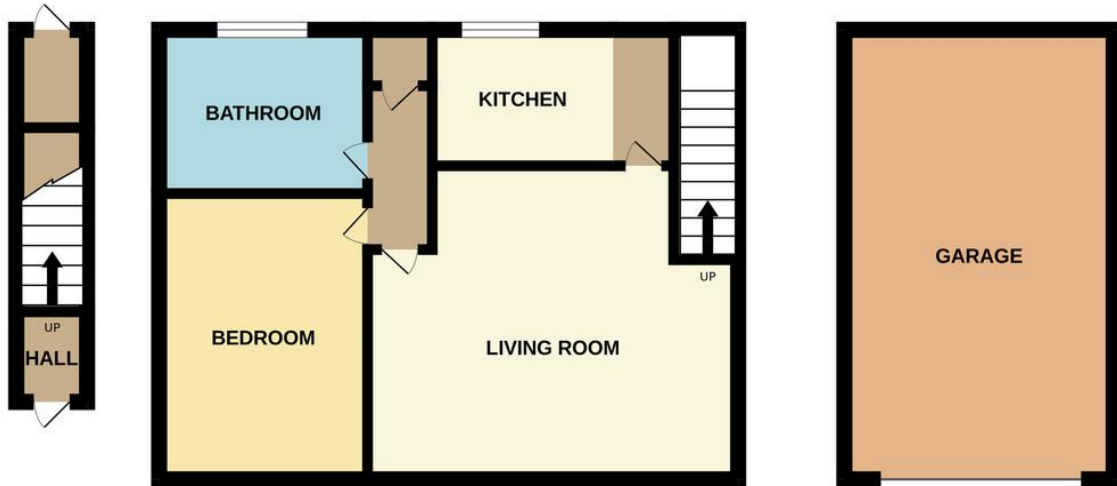
EXTERNALLY

PARKING/GARAGE

To the rear, there is a recessed storage shed and additional parking. The front of the property provides off-road parking and access to the garage, which features an up-and-over door and power connection.



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 performance certificate (EPC)																																		
6, The Drakes Showerways SOUTHEND-ON-SEA SS3 9HZ	Energy rating E	Valid until: 1 June 2030 Certificate number: 8307-3297-4622-4977-1503																																
Property type	Top-floor maisonette																																	
Total floor area	46 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-rhwa-letted-property-minimum-energy-efficiency-standard-landlord-guidance) .																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be D.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
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