

# Ist Call

SALES AND LETTINGS



## Rampart Street, Shoeburyness, SS3 9AF

**£235,000 - Leasehold - Share of Freehold**

Spacious 1-bed with estuary views & balcony! 16'4" lounge, fitted kitchen, double bedroom, allocated parking. Share of freehold, no chain. Yards from award-winning beach & rail station. Coastal living at its best!

Positioned just yards from the award-winning Shoeburyness East Beach with Shoeburyness railway station close by, this spacious one-bedroom first floor apartment offers the ultimate in coastal living with spectacular estuary views from your private balcony.

Offered with no onward chain and the valuable benefit of a share of the freehold, this beautifully designed property maximizes both space and coastal vistas. The generous 16'4" lounge creates a bright and welcoming living environment, flowing seamlessly into a modern fitted kitchen area - perfect for contemporary lifestyle living. The well-proportioned double bedroom features fitted wardrobes for optimal storage, while the fitted bathroom completes the accommodation. Full double glazing and electric heating ensures peaceful living and energy efficiency throughout.

The standout feature is undoubtedly the private balcony offering captivating estuary views - imagine morning coffee while watching boats sail past, or evening drinks as the sun sets over the water. This outdoor space transforms everyday living into a coastal lifestyle experience. Practical benefits include an allocated parking space, providing secure and convenient vehicle storage in this sought-after beachside location.

This exceptional combination of coastal proximity, estuary views, freehold ownership, and chain-free sale makes this an outstanding opportunity for beach lovers, investors, or those seeking a seaside retreat. Viewing is essential to fully appreciate the views and lifestyle this lovely apartment offers.

## Accommodation Comprising



Front door leading to a well kept communal entrance lobby with security entryphone system. Further door providing access to communal entrance with stairs to first floor landing and own front door to...

### Entrance Hall

Built in storage cupboard, doors off to...

### Lounge 16'4 x 11'9 (4.98m x 3.58m)



Double glazed sliding patio doors leading to balcony and offering estuary views, wall mounted electric heater, security entryphone handset, opening to...



## Kitchen 10'3 x 5'7 (3.12m x 1.70m)



Range of fitted base units with toning roll edged working surfaces, inset single drainer sink unit, integrated electric hob with oven below and extractor hood over, space for fridge/ freezer, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks...

### Balcony



Accessed from lounge, paved with glass balustrade and offering estuary views...



**Bedroom 14'1 x 9'2 (4.29m x 2.79m)**



Double glazed window to rear offering estuary views, wall mounted electric heater, built in wardrobe cupboard...



**Bathroom 8'1 x 4'5 (2.46m x 1.35m)**



Suite comprising panelled bath with electric shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., wall mounted electric fan heater, fully tiled walls, extractor fan...

**Externally**

Allocated parking space within residents car park...



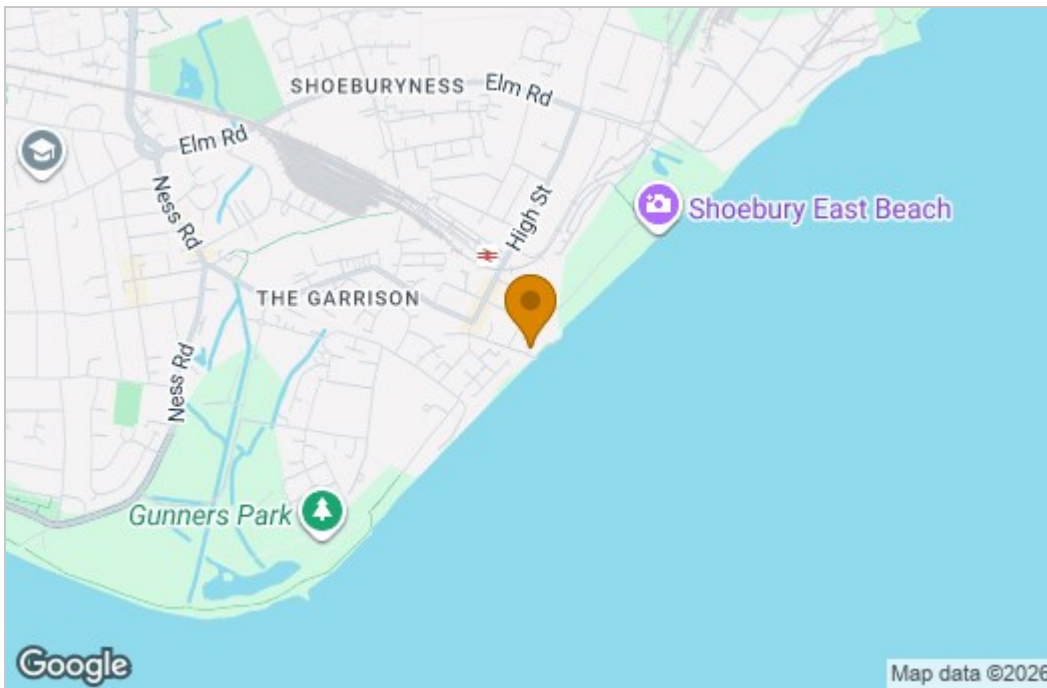
# Floor Plan

FIRST FLOOR

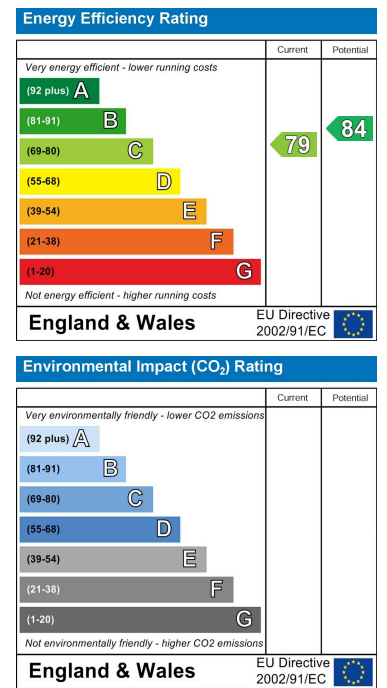


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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