



Drewsteignton | | Shoeburyness | SS3 8BA

£240,000

**bear**  
*Estate Agents*

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Shoeburyness | SS3 8BA  
£240,000**

\* No Onward Chain \* Available for Over 55s \*  
A charming terraced retirement cottage available for over 55s, offering well proportioned accommodation, a private patio area and access to extensive communal gardens. Positioned in a peaceful Shoeburyness setting close to transport links and local amenities, this home also offers potential for further enhancement (STPP).

- Retirement Cottage (Over 55s) with No Onward Chain
- Lounge Overlooking Patio and Communal Gardens
- Versatile Ground Floor Bedroom/Dining Room
- Wet Room with Storage
- Communal Off-Street Parking
- Entrance Hall With Storage
- Kitchen with Access to Private Patio
- Large Double Bedroom with Built-in Wardrobes
- Extensive Communal Gardens
- Potential to Extend or Reconfigure (STPP)





The property welcomes you with an entrance hall featuring useful built-in storage. The lounge sits to the rear and enjoys pleasant views over the private patio area and the extensive communal gardens beyond. The kitchen is also positioned to the rear and benefits from a door opening directly onto the patio, creating an ideal space for outdoor seating and relaxation. To the front of the property is a versatile ground floor room which could be used as a bedroom or dining room depending on individual needs. Upstairs, the landing provides access to additional storage and leads to a large double bedroom which benefits from ample built-in wardrobes. The accommodation is completed by a practical wet room with further storage. Externally, the property enjoys a private patio area which opens onto beautifully maintained communal gardens, offering a peaceful and sociable environment. Residents also benefit from communal off-street parking, a shared lounge where residents have coffee mornings and social events, as well as a laundry room. Additional benefits include a 24/7 warden system, onsite manager, double glazing and gas central heating.

The property also presents excellent potential for buyers, with scope to add a conservatory or create a more open plan ground floor layout, subject to the necessary planning permissions (STPP). The staircase is also suitable for the installation of a stairlift if required.

Situated within the Moat Croft development on Drewsteignton in Shoeburyness, the property enjoys a convenient location close to bus links, a doctors surgery in walking distance and local amenities, with Asda being an approximate 5 minute walk away. Nearby rail connections are available at Shoeburyness Railway Station, providing direct services to London via the C2C line. The area also offers access to nearby parks and the seafront, making it an attractive location for those seeking a relaxed coastal lifestyle.

### **Versatile One/Two Bedroom Terraced Cottage**



## Entrance Hall

12'2 x 11'10 (3.71m x 3.61m)

## Lounge

10'8 x 10'6 (3.25m x 3.20m)

## Dining Room/Bedroom

10'6 x 9'3 (3.20m x 2.82m)

## Kitchen

9'8 x 9'4 (2.95m x 2.84m)

## Landing

6'5 x 3'3 (1.96m x 0.99m)

## Bedroom One

13'2 x 9'7 (4.01m x 2.92m)

## Wet Room

7'10 x 6'5 (2.39m x 1.96m)

## Storage

## Private Patio

## Communal Garden

## Residents Off-Street Parking

## Communal Lounge and Laundry Room

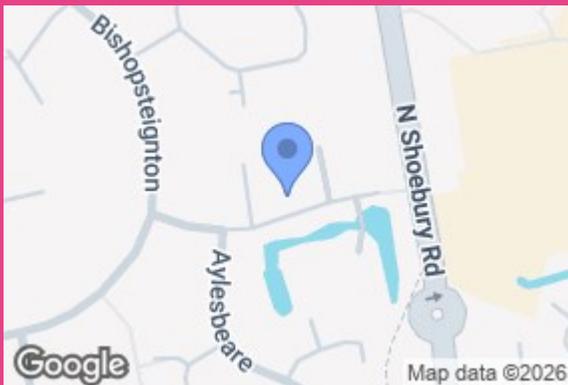
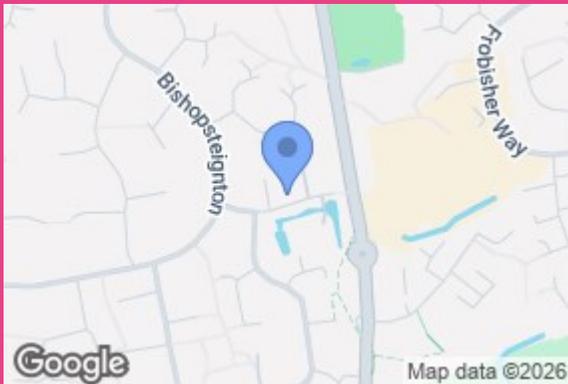
## Agents Notes

Council Tax Band: C

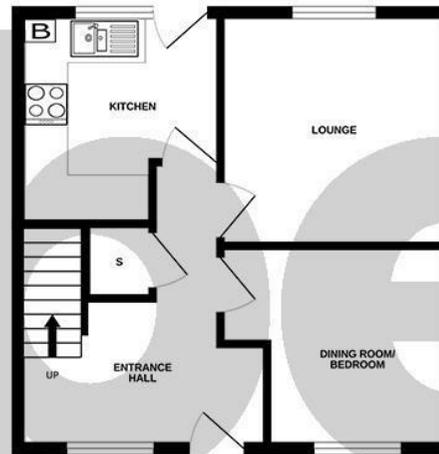
2026 Service Charge: £247.00

This includes window cleaning, garden maintenance, a 24/7 warden, onsite manager, yearly gas and boiler checks, yearly electrical checks, building insurance (contents insurance not included) a residents lounge and laundry room.

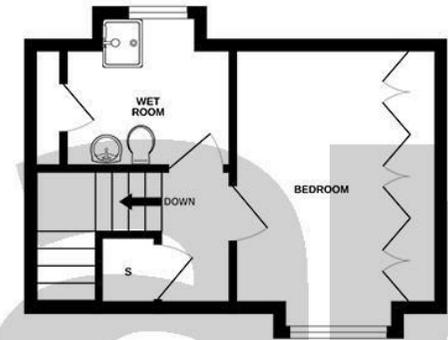




GROUND FLOOR  
36.8 sq.m. (397 sq.ft.) approx.



1ST FLOOR  
22.4 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA: 59.3 sq.m. (638 sq.ft.) approx.

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(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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