

Ist Call

SALES AND LETTINGS



Beach Court, Rampart Terrace, Shoeburyness, SS3 9AF

£265,000 - Leasehold - Share of Freehold

Enjoy stunning estuary views from the private balcony of this beautifully presented two-bedroom top-floor penthouse apartment, ideally located just yards from Shoeburyness East Beach and within easy reach of Shoeburyness station, offering direct C2C services to London Fenchurch Street. The property features a spacious lounge with balcony access, open-plan modern fitted kitchen, two double bedrooms and a contemporary bathroom. Further benefits include double glazed windows, allocated off-street parking and no onward chain. Offered with a long lease (161 years) and a share of the freehold, an internal viewing is highly recommended.

Accommodation Comprising



Front door leading to enclosed entrance lobby with security entryphone system. Further door providing access to staircase to second floor landing. Own front door to...

Entrance Hall

Electric heater, laminate tile effect flooring, loft access, smooth plastered coved ceiling, doors off to...

Open Plan Lounge/ Kitchen 16'4 x 15'4 max overall (4.98m x 4.67m max overall)



Lounge Area



Double glazed sliding patio doors leading to balcony,

paved with glazed balustrade and offering excellent estuary views, additional double glazed window to rear, electric heater, laminate wood flooring, smooth plastered coved ceiling with inset spotlights, opening to...



Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, breakfast bar, tall larder cupboard, tiled splashbacks and flooring, smooth plastered coved ceiling with inset spotlights, double glazed window to side...

Bedroom 1 14'5 into bay x 10'11 < 9'2 (4.39m into bay x 3.33m < 2.79m)



Double glazed bay window to side offering side estuary view, electric heater, smooth plastered coved ceiling...



Bedroom 2 12'2 < 10'10 x 8' (3.71m < 3.30m x 2.44m)



Double glazed window to side, electric heater, laminate wood flooring, smooth plastered coved ceiling...

Bathroom 7'7 x 4'5 (2.31m x 1.35m)



Modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled flooring, wall mounted electric heater, obscure double glazed window to side...

Externally



Allocated undercover parking space within residents car park, well tended communal garden...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

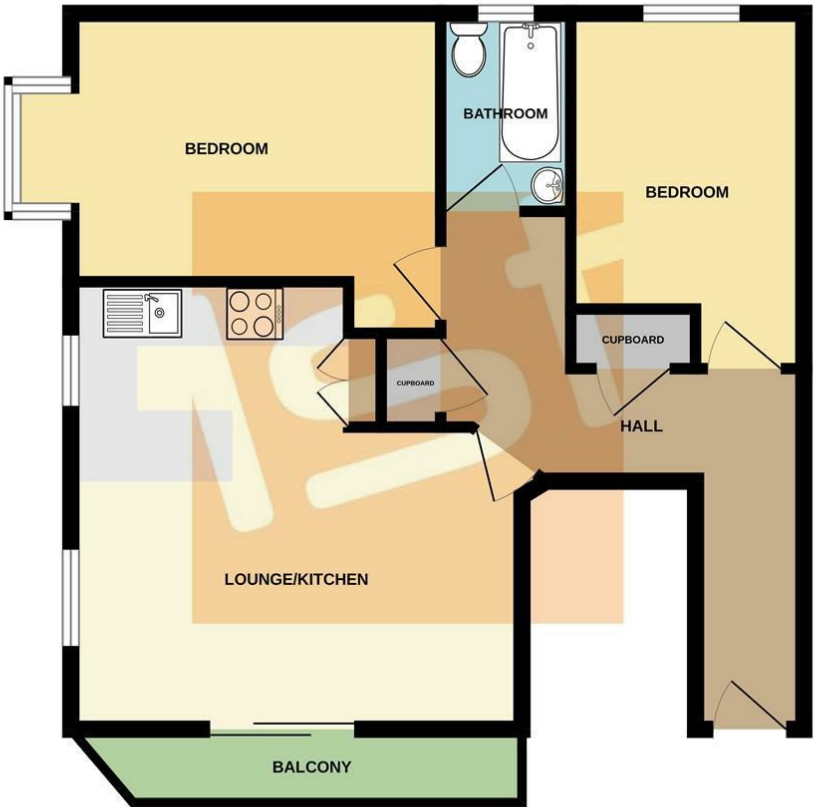
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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

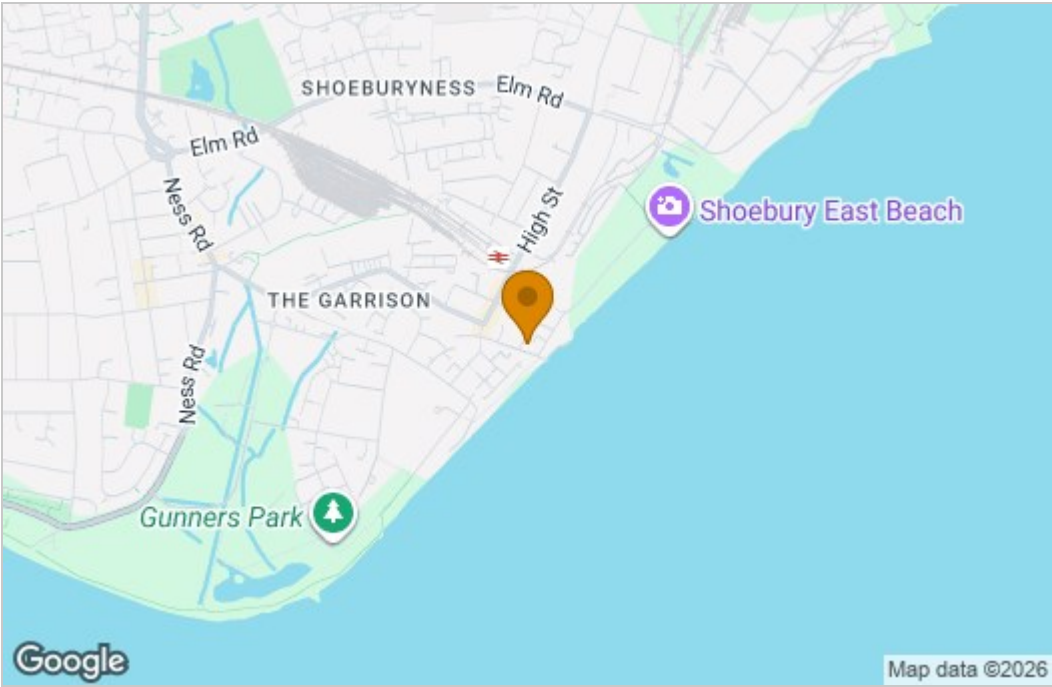
Floor Plan

SECOND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

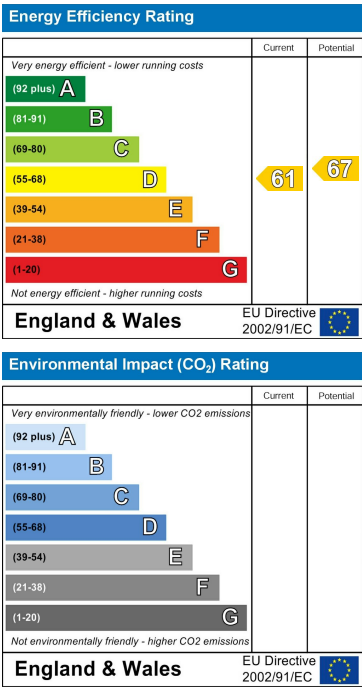


TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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