

CURTIS O'BOYLE

Sales & Lettings

Queenborough Road, Southminster

CM0 7AD



Queenborough Road, Southminster
CM0 7AD

The Old Court House – Three Bedroom Character Home

A unique three bedroom home forming part of the historic former Southminster Police House development, offering an impressive open plan living space with vaulted ceiling and modern fitted kitchen.

The Old Court House presents a rare opportunity to rent a character property within this distinctive Grade II listed development, originally constructed in 1901 as part of Southminster's former police station and magistrates' court complex. Designed by Essex County Architect Frank Whitmore, the historic buildings form an attractive Queen Anne composition, combining red brick elevations, traditional detailing and red clay-tiled roofs with contemporary living.

This individual home centres around a striking open plan living and dining space, featuring a vaulted ceiling and a modern fitted kitchen with a large central island to one end. French doors open onto the side garden, providing a pleasant connection between the living accommodation and outside space.

The entrance hall provides access to a modern bathroom and separate utility room, while three bedrooms lead directly from the main central living space. One of the bedrooms is accessed via a feature concealed door, adding a particularly interesting detail to this unusual home.

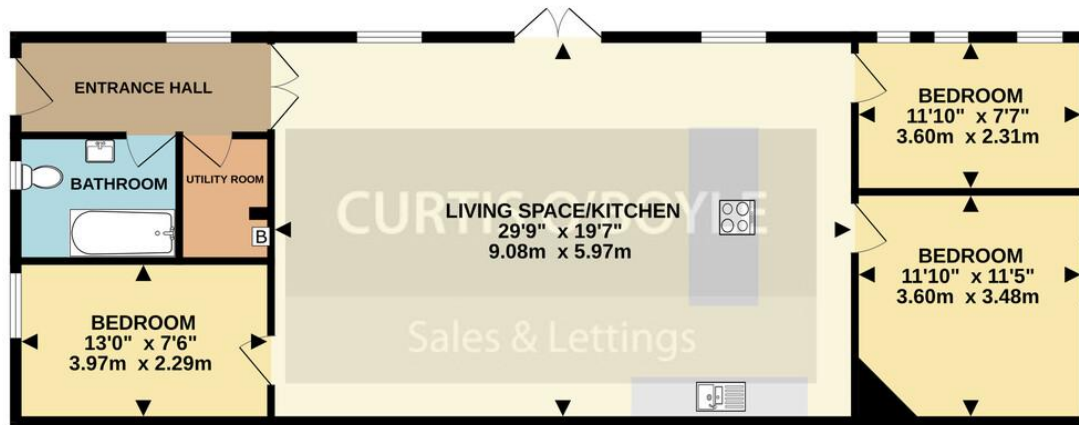
Outside, the property benefits from a shingled driveway to the front providing ample parking and an EV charging point. Lawned gardens extend to the side and rear, offering useful outside space and an attractive setting.

The Old Court House combines the character of a historic building with the convenience of a modern home, making it a particularly appealing rental opportunity in Southminster.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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.
Made with Metropix ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

18 High Street, Maldon, Essex, CM9 5PJ

Tel: 01621 851212

Email: rent@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings