



Church Road | | Shoeburyness | SS3 9EU

Guide Price £400,000

**bear**  
*Estate Agents*



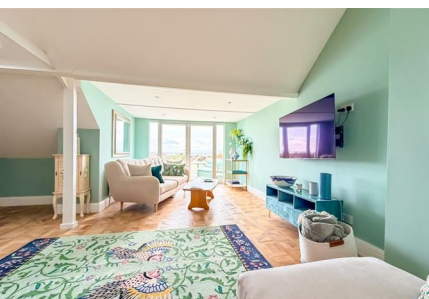
**Church Road |**  
**Shoeburyness | SS3 9EU**  
**Guide Price £400,000**

\* £400,000 - £425,000 \* Share of Freehold  
\* Beautifully appointed across two floors, this exceptional maisonette offers generous living accommodation, two balconies—including a south-facing balcony with sea views—and a contemporary open plan kitchen/diner. Benefitting from a share of freehold, double glazing, and gas central heating, this home blends style, comfort and convenience in a highly sought-after Shoeburyness location.

- Spacious Two Floor Maisonette
- Modern Open Plan Kitchen/Diner
- Bay Fronted Master Bedroom
- Two Further Double Bedrooms
- First Floor Balcony
- Share of Freehold with a Long Lease
- Centre Island with Integrated Appliances
- Hidden Ensuite Shower Room
- Three Piece Bathroom
- South Facing Sea View Balcony







The property welcomes you with an entrance hall leading to the first-floor landing, where you are met by a stunning open plan kitchen/diner featuring integrated appliances and a stylish centre island. The impressive master bedroom boasts a bay window, built-in storage, and a discreet door leading to a beautifully designed ensuite shower room complete with a bay window, walk-in shower, sink and WC. Two further double bedrooms and a modern three piece bathroom complete this level, along with a balcony accessed from the hallway. Stairs lead up to the sizeable second-floor lounge, which offers excellent space for entertaining and opens onto a south facing balcony with pleasant sea views. This floor also provides useful eaves storage. The property is further enhanced by double glazing, gas central heating, and a share of freehold.

Set along Church Road in Shoeburyness, this home is ideally positioned within the catchment areas for Richmond Avenue Primary School and Shoeburyness High School. The location provides excellent access to bus links, amenities, local parks, and the seafront, while Shoeburyness Train Station is just moments away—offering the advantage of guaranteed seating on all services into London. This convenient and well-connected setting makes the property perfect for commuters and families alike.

### Three Bedroom Maisonette

#### Entrance Hall

5'3 x 3'3 (1.60m x 0.99m)

#### Landing

16'5 x 6'4 (5.00m x 1.93m)







### Kitchen/Diner

23'1 x 10'11 (7.04m x 3.33m)

### Bedroom One

14'11 x 11'9 (4.55m x 3.58m)

### Ensuite

8'5 x 7'10 (2.57m x 2.39m)

### Bedroom Two

14'6 x 8'3 (4.42m x 2.51m)

### Bedroom Three

14'6 x 7'8 (4.42m x 2.34m)

### Three Piece Bathroom

6'5 x 6'3 (1.96m x 1.91m)

### Balcony

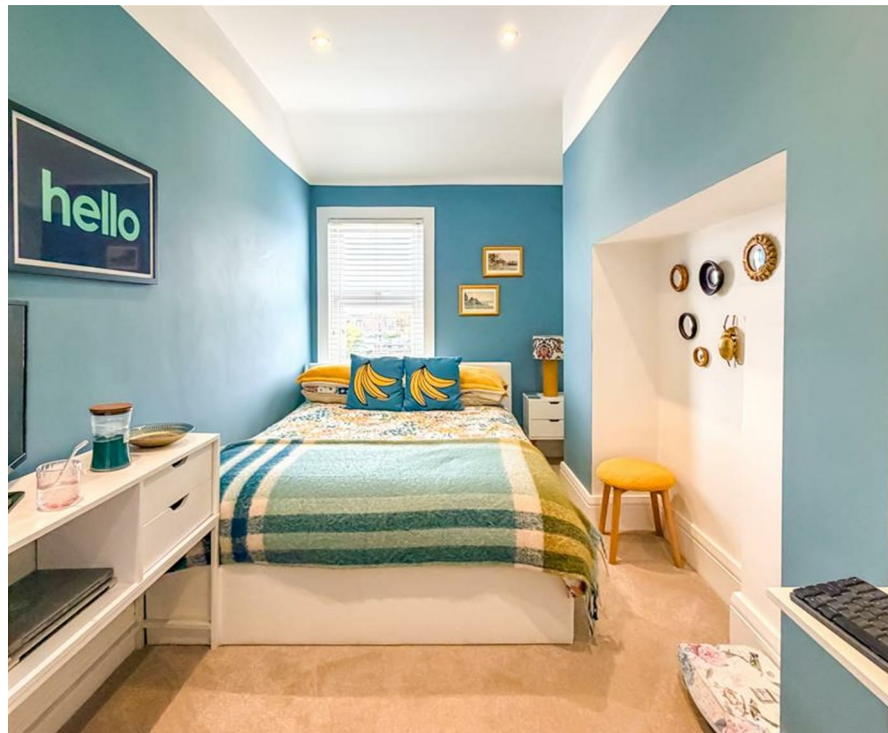
### Lounge

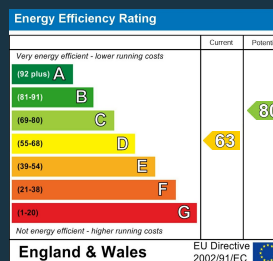
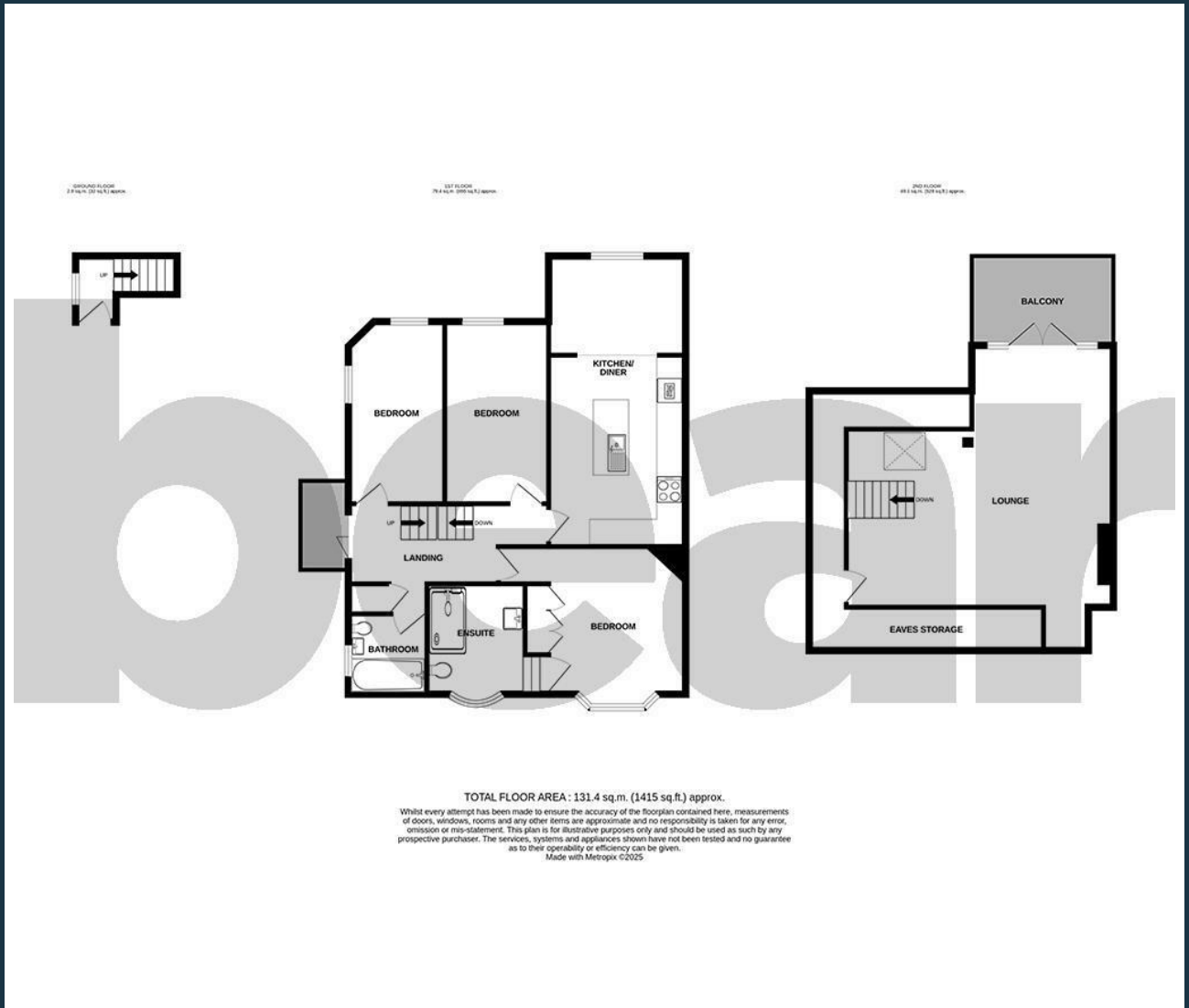
24'3 x 21'3 (7.39m x 6.48m)

### South Facing Balcony

11'3 x 7'1 (3.43m x 2.16m)

### Eaves Storage





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