



FRIARS MEWS  
SHOEBURYNNESS

JUST NINE 2, 3 & 4 BEDROOM HOMES SET OFF CENTURION CLOSE IN SHOEBURYNNESS





## WELCOME TO FRIARS MEWS, SHOEBURYNESS SS3 9UU

Friars Mews offers just nine new homes set off Centurion Close in Shoeburyness. These 2, 3 & 4 bedroom designs offer something for everyone with most including en-suite, balcony and carport parking plus a generous high end specification throughout. Friars Mews is set within close proximity to the centre of Shoeburyness with its quality local shops and excellent schools (the high street is around 10 minutes walk). Southend town centre is just 13 minutes and Southend airport just 18 minutes drive.

For the commuter, Shoeburyness railway station is under 17 minutes walk away, or a 5 minute cycle, and provides a direct line service into London's Fenchurch Street.





# SITE PLAN LAYOUT



CONSTABLE WAY

CENTURION CLOSE



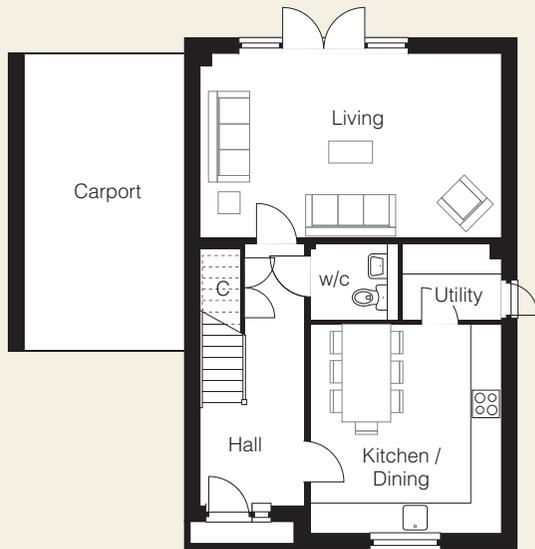
## A SPECIFICATION TO SUIT YOUR LIFESTYLE

- ECO friendly with concrete floors to ground and first floor levels with the benefit of 'Air Source Heat Pump' and underfloor heating.
- 10 year NHBC cover with 2 year Builders Warranty.
- Carpets and tiling included.
- Bespoke spacious kitchen/diner with separate utility room (subject to plot).
- Integrated appliances to include Zanussi hob, oven, extractor with integrated fridge/freezer and dishwasher.
- Large living room perfect for entertaining providing access to rear garden.
- The master bedroom features a modern en-suite and access to personal balcony (subject to plot)
- Fitted wardrobes to two bedrooms.
- A three or four piece family bathroom and ground floor WC (subject to plot).
- Personal rear garden area with exterior lighting and fencing.
- Garden shed and bike store.
- Off street parking for two vehicles.
- Estimated Completion Summer 2020.
- The homes will be available to buy with the government Help to Buy Scheme.

The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. The images shown are for guidance only and are not a definitive representation of the finished specification.



## PLOT 1



### GROUND FLOOR

Living Room  
21'0" x 11'8" (6401 x 3556mm)  
Kitchen / Dining  
13'7" x 12'4" (4140 x 3759mm)  
Utility Room  
6'6" x 4'9" (1981 x 1448mm)



### FIRST FLOOR

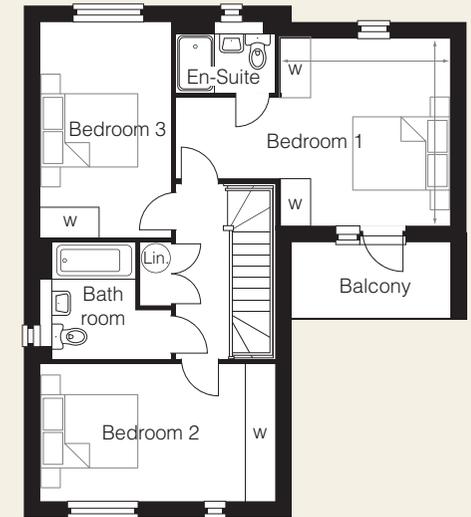
Bedroom 1  
11'8" x 11'0" (3556 x 3353mm)  
Bedroom 2  
12'4" x 9'8" (3759 x 2946mm)  
Bedroom 3  
13'2" x 12'4" (4013 x 3759mm) max.  
Bedroom 4  
9'8" x 9'5" (2946 x 2870mm)

## PLOTS 2, 3, 4, 5, 6, 7 & 8



### GROUND FLOOR

Living / Dining  
17'0" x 15'1" (5182 x 4597mm)  
Kitchen  
9'1" x 7'8" (2769 x 2337mm)



### FIRST FLOOR

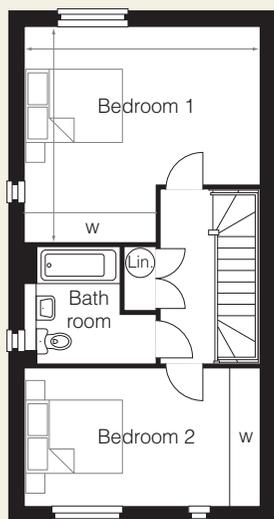
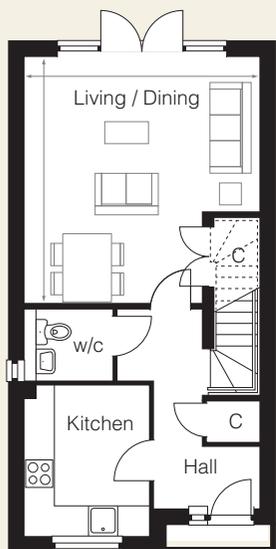
Bedroom 1  
18'4" x 12'1" (5588 x 3683mm) max.  
Bedroom 2  
15'1" x 8'9" (4597 x 2667mm)  
Bedroom 3  
13'4" x 8'5" (4064 x 2565mm)

Plots 2, 3 & 4 are handed.

Plots 4 & 5 include an additional window to bedroom 1 as shown.



# PLOT 9



## GROUND FLOOR

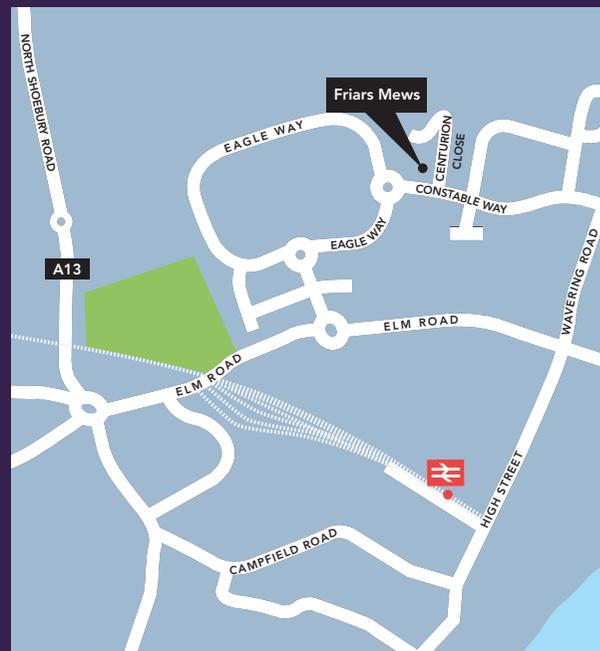
Living / Dining  
17'0" x 15'1" (5182 x 4597mm)  
Kitchen  
9'1" x 7'8" (2769 x 2337mm)

## FIRST FLOOR

Bedroom 1  
15'4" x 13'6" (4674 x 4115mm)  
Bedroom 2  
15'4" x 8'5" (4674 x 2565mm)

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# A CONVENIENT LOCATION



## WALKING TIMES FROM FRIARS MEWS



Shoeburyness High Street  
Shoeburyness rail station  
Seafront (Rampart Street)

10 minutes  
17 minutes  
21 minutes

## CYCLE TIMES FROM FRIARS MEWS



Shoeburyness High Street  
Shoeburyness rail station  
Seafront (Rampart Street)

3 minutes  
5 minutes  
6 minutes

## DRIVING TIMES FROM FRIARS MEWS



Southend town centre  
Southend airport  
Basildon town centre  
Junction 29 (M25)  
Dartford Crossing (M25)

13 minutes  
18 minutes  
36 minutes  
42 minutes  
61 minutes

## TRAIN TIMES FROM SHOEBURYNESS\*



Southend Central  
Fenchurch Street  
Stratford

9 minutes  
64 minutes  
63 minutes

Train information from TFL. Driving, cycling and walking distances from Google maps.





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Selling Agent



01702 290900



Tern Developments Limited, The Old Slaughter House, Boars Tye Road, Silver End, Witham, Essex CM8 3PP [www.terndevelopments.co.uk](http://www.terndevelopments.co.uk)

Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The computer generated illustration is drawn from plan and is indicative only of how the complete building will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.