



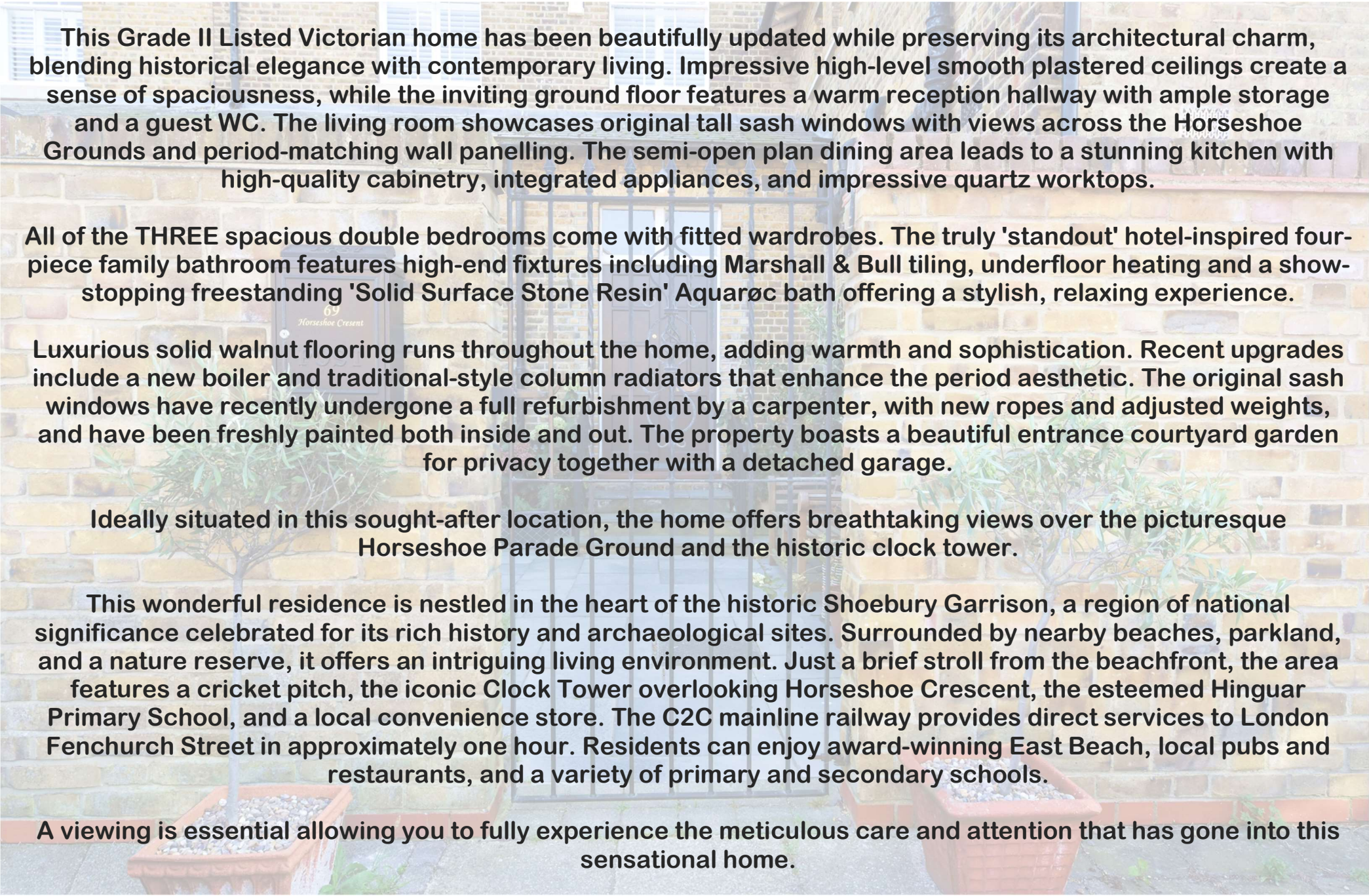
**HUNT ROCHE**  
GARRISON BUREAU



*Horseshoe Crescent, Shoeburyness, Garrison Location*  
**Asking Price... Offers over £625,000**

*The Garrison Bureau, Hunt Roche Estate Agents 01702 585888*





**This Grade II Listed Victorian home has been beautifully updated while preserving its architectural charm, blending historical elegance with contemporary living. Impressive high-level smooth plastered ceilings create a sense of spaciousness, while the inviting ground floor features a warm reception hallway with ample storage and a guest WC. The living room showcases original tall sash windows with views across the Horseshoe Grounds and period-matching wall panelling. The semi-open plan dining area leads to a stunning kitchen with high-quality cabinetry, integrated appliances, and impressive quartz worktops.**

**All of the THREE spacious double bedrooms come with fitted wardrobes. The truly 'standout' hotel-inspired four-piece family bathroom features high-end fixtures including Marshall & Bull tiling, underfloor heating and a show-stopping freestanding 'Solid Surface Stone Resin' Aquarøc bath offering a stylish, relaxing experience.**

**Luxurious solid walnut flooring runs throughout the home, adding warmth and sophistication. Recent upgrades include a new boiler and traditional-style column radiators that enhance the period aesthetic. The original sash windows have recently undergone a full refurbishment by a carpenter, with new ropes and adjusted weights, and have been freshly painted both inside and out. The property boasts a beautiful entrance courtyard garden for privacy together with a detached garage.**

**Ideally situated in this sought-after location, the home offers breathtaking views over the picturesque Horseshoe Parade Ground and the historic clock tower.**

**This wonderful residence is nestled in the heart of the historic Shoebury Garrison, a region of national significance celebrated for its rich history and archaeological sites. Surrounded by nearby beaches, parkland, and a nature reserve, it offers an intriguing living environment. Just a brief stroll from the beachfront, the area features a cricket pitch, the iconic Clock Tower overlooking Horseshoe Crescent, the esteemed Hinguar Primary School, and a local convenience store. The C2C mainline railway provides direct services to London Fenchurch Street in approximately one hour. Residents can enjoy award-winning East Beach, local pubs and restaurants, and a variety of primary and secondary schools.**

**A viewing is essential allowing you to fully experience the meticulous care and attention that has gone into this sensational home.**



*Nestled in the historic Shoebury Garrison, this stunning Grade II Listed Victorian home combines rich history with modern living. The home features a welcoming spacious Reception Hallway, with the Living Room offering beautiful South aspect views all with beautiful views over the Horseshoe Parade Ground and historic clock tower. A lovely Dining area flows into a stylish kitchen with high quality cabinetry and quartz worktops. There are THREE double bedrooms all with fitted wardrobes and a 'show-stopping' luxurious four-piece family bathroom. The home exudes warmth and elegance. The property also includes a private entrance courtyard garden, a detached garage and allocated parking.*

**Entrance via:** A wrought iron-style gate opens to a beautiful 'semi secluded', low maintenance Courtyard garden featuring a paved seating area and with high level brick wall boundary along the front aspect.

Steps lead up to a pair of black coloured original style hardwood panelled doors with glazed windows over providing access to;







**Reception Hallway: 20'7" (6.27) (max) x 10'1" (3.07) (including stairs)** Turned staircase inset with central carpet runner with contrast border. Original panelled doors to Living Room, Ground Floor Guest WC. Original panelled door to recessed storage cupboard (measuring 5'6 x 2'10) with shelving and cloaks hanging space and power sockets and lighting. Further original panelled door to spacious under stairs storage/utility cupboard (measuring 3'8 x 2'8) . Solid 'Walnut' flooring. Wall mounted 'Hive' thermostat control panel. Traditional style column radiator. Cornice to high level smooth plastered ceiling inset with ceiling mouldings.

**Ground Floor Guest WC: 5'3" x 3'3" (1.6m x 1m)** Feature wood panelling to dado level. The two piece suite comprises concealed flush WC and wall mounted 'Burlington' ceramic wash hand basin. Solid 'Walnut' flooring. Traditional style column radiator. Smooth plastered ceiling inset with ceiling mounted extractor fan.

**Living Room: 21'5" (max) x 12'4" (6.53m (max) x 3.76m)** A sensational Living space adorned with a pair of large, original-style sash windows provide a beautiful south-facing view over the iconic Parade Ground, offering outstanding vistas of the Clock Tower. Solid 'Walnut' flooring. To one aspect there is a beautiful fitted 'media unit' inset with ample shelving with concealed LED lighting with various storage cupboards. Three traditional style column radiators. Attractive wood panelling to walls. Wall light points. Cornice to high level smooth plastered ceiling inset with ceiling mouldings. Square headed arch providing semi open plan access to;

**Dining Area: 9'5" (2.87) (to built in cabinets) x 8'6" (2.6)** The area has been fitted with a comprehensive range of tall fitted units to one aspect providing an abundance of storage cupboards and drawer stack inset. Solid 'Walnut' flooring. Traditional style column radiator. Cornice to high level smooth plastered ceiling. The room flows seamlessly to;

**Kitchen Area: 11'7" (3.53) (max) x 11'3" (3.43) (max)** Original sash style window to rear overlooking the beautiful Courtyard Garden area. The sensational kitchen has been fitted with a comprehensive range of eye and base level cabinetry with feature 'Quartz' working surfaces inset with recessed single bowl sink unit with mixer tap over and grooved drainer. Matching 'Quartz' wall mounted splashbacks to worksurface areas. The range of integrated appliances include under counter washing machine, dishwasher and upright fridge/freezer. Built in eye level 'Neff' electric oven with split level five ring gas hob with concealed extractor canopy over. Attractive eye level wall mounted 'pantry style' cupboard inset with lighting and shelving. Concealed under unit lighting. Wall mounted cupboard over the sink area comprises wall mounted 'Ideal Instinct II boiler which we have been informed was installed approximately 18 months ago). Wall light points. Solid 'Walnut' flooring. Traditional style column radiator. Cornice to high level smooth plastered ceiling inset with ceiling mouldings.





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**The First Floor Accommodation comprises**

**Landing:** Approached via a turned stairs. Original style panelled doors to all first floor rooms. Further original style door to good size airing cupboard inset with ample linen shelving and ladder style heated towel rail. High level smooth plastered ceiling inset.

**Main Bedroom: 13'4" (4.06) (excluding wardrobes) x 9'8" (2.95) (max)** A sensational space boasting a large original style sash windows with a beautiful South facing aspect across the iconic Parade ground with outstanding views of the Clock Tower. Solid 'Walnut' flooring. To one aspect there is a range of five door recessed fitted wardrobes. Traditional style column radiator. Cornice to high level smooth plastered ceiling inset with ceiling mouldings.



**Front Bedroom: 10'9" (3.28) x 8'11" (2.72) (excluding wardrobes)**

A beautiful room featuring a large original style sash window to front aspect with a beautiful South facing aspect across the iconic Parade ground with outstanding views of the Clock Tower. Solid 'Walnut' flooring. Original style door to wardrobe space inset with hanging space and shelving. Further original style panelled door to 'Walk in Wardrobe' measuring 8'3" x 2'4" (Agents Note; The seller has advised Hunt Roche that this was formerly an Ensuite Shower Room). Traditional style column radiator. Attractive wood panelling to walls. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.



**Rear Bedroom: 12'2" (3.7) (into recess) x 10'9" (3.28) (excluding wardrobes)**

A lovely room featuring a large original style sash window to rear aspect inset with made to made measure plantation/shutter blinds. Solid 'Walnut' flooring. To one aspect there is a range of four door fitted wardrobes. Traditional style column radiator. Cornice to high level smooth plastered ceiling inset with ceiling mouldings.







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**Exquisite 'Hotel Inspired' Bathroom Suite: 9'3" (2.82) x 9'6" (2.9) (reducing to 8'7" (2.62))**

A spectacular and lavish Family Bathroom suite boasting a large original 'part obscure' sash style windows to rear aspect inset with made to made measure plantation/shutter blinds. The four piece suite boasts every attention to detail with a double length walk-in shower enclosure featuring a tiled floor with a sleek drain-away system and a fitted shower screen. The enclosure includes an integrated shower unit with wall-mounted controls, an oversized drench-style shower head, and an additional handheld option, with a recessed shelving niche for added convenience. A wall mounted floating unit inset with oval 'stone' vanity wash hand basin with wall mounted mixer taps over and shelving under, with large fitted recessed mirror inset with LED surround lighting. A wall-mounted floating unit featuring a counter top oval 'stone' vanity wash hand basin, complemented by sleek wall-mounted mixer taps with convenient drawer and shelving under. Above, there is a large recessed fitted mirror is fitted with LED surround lighting. Concealed flush WC. The focal part of the room is a stunning freestanding 'Solid Surface Stone Resin' Aquarøc bath, paired with a floor-mounted gold-coloured mixer tap, complete with an additional handheld shower attachment. All visible walls are adorned with impressive 'Marshall & Bull' tiling, perfectly complemented by matching floor tiles, which also feature luxurious underfloor heating. Traditional style column radiator. Cornice to high level smooth plastered ceiling inset with ceiling mouldings.



**Garage** Located a few yards from the access to the home, is a Garage, with part pitched roof, accessed by up and over door.

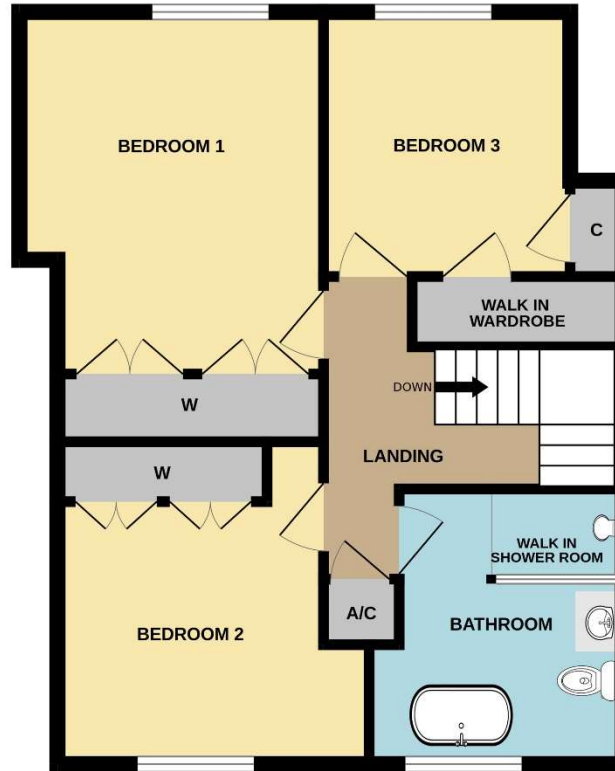




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band E

Please note that there is an annual charge payable by all residents within the Garrison, for the upkeep of all the communal grounds around the site.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **SHO240321**