

76 Horseshoe Crescent, Shoebury Garrison



Guide Price £675,000-£695,000



Property Overview:

Nestled within the highly sought-after Shoebury Garrison, dating back to the mid-1800s, Horseshoe Crescent offers a unique blend of history, charm, and modern convenience. Overlooking the iconic Clock Tower and Central Parade, this prime location is just a short stroll to the beachfront and surrounded by wonderful local amenities.

- * Nature Reserve & Cricket Green – Enjoy open green spaces, with Southend-on-Sea Cricket Club hosting matches in the summer.**
- * Top Local Schools – Hinguar Primary School and a selection of primary and senior schools nearby.**
- * Excellent Transport Links – Shoeburyness Mainline Station provides direct trains to London Fenchurch Street in approx. 1 hour.**
- * Everyday Convenience – Local shops, a Lidl supermarket, pubs, and restaurants all within easy reach.**

Live in a historic coastal setting with modern amenities at your doorstep—a truly special place to call home!

Situated in a peaceful cul-de-sac within the highly desirable Shoebury Garrison, this beautifully extended home offers a perfect blend of character, space, and modern living. Set on an impressive corner plot with a large wraparound garden, the property enjoys added seclusion with the original Garrison wall providing privacy.

Designed for versatility, the heart of the home is a sensational open-plan living, kitchen, and dining area, seamlessly connecting to a separate snug and an additional ground-floor reception room—ideal as a home office or fifth bedroom. Spanning three floors, this home boasts four generous double bedrooms, including a stunning principal suite with an ensuite shower room. A rare opportunity to own a piece of history while enjoying contemporary comforts in a prime coastal location. Don't miss out—viewing is a must!

The Accommodation comprises:

Entrance via 'columned' canopied entrance porch to hardwood panelled door inset with spyhole to;

Reception Hallway: 16'6" x 3'4" (5.03m x 1.02m) Feature circular double glazed window to side aspect. Radiator. Panelled door to Ground Floor Guest WC and further Reception Room. Attractive wood panelling to dado height. Stairs rising to first floor accommodation. Laminate wood effect flooring. Panelled door to Living area. Panelled door to spacious storage cupboard. Open access to Utility Room. Smooth plastered ceiling.

Ground Floor Study / Potential Bedroom: 12'10" (3.9) x 8'10" (2.7) (irregular shape room) uPVC double glazed sash window to front aspect. opening onto the rear garden. Radiator. Smooth plastered ceiling.



Ground Floor Guest Cloakroom/WC: 4'10" x 3'4" (1.47m x 1.02m)

The modern white two piece suite comprises concealed cistern dual flush wc and wash hand basin with mixer tap over and storage drawer under. Tiled walls to dado height with border tiled inlay. Ceramic tiled flooring. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

Utility Room: 9'6" x 5'6" (2.9m x 1.68m) Glazed door to side aspect providing access to the rear Garden. The Utility Room is fitted with eye and base level units with rolled edge working surfaces over inset with one-and-a-quarter stainless steel single drainer sink unit with mixer tap over. Under counter recess for appliances. Wine rack. Further space for upright fridge/freezer. Smooth plastered ceiling.

Truly Impressive Kitchen/ Dining / Living Room & Snug: Overall measurement 27'7" (8.4) x 22'1" (6.73) (max) (excluding Snug)



Dining Area: 13'11" x 13'3" (4.24m x 4.04m) Laminate wood effect flooring. Panelled door to understairs storage cupboard. Radiator. Coving to smooth plastered ceiling. Pair of multi pane glazed doors to;

Snug: 12'6" x 9'6" (3.8m x 2.9m) Pair of uPVC double glazed sash windows to side aspect. Radiator. Coving to smooth plastered ceiling.

Luxury Kitchen / Family Seating Area: 22'1" x 13'11" (6.73m x 4.24m) Pair of double glazed sash window to rear aspect. Three skylight Velux style window to part vaulted ceiling. The modern high gloss fitted kitchen comprises a range of eye and base level units with granite working surfaces over with inset with one-and-a-quarter single drainer stainless steel sink unit with mixer taps over. Pair of 'Bosch' ovens with four ring induction hob over with wall mounted stainless steel extractor canopy over. Under counter dishwasher. Large breakfast bar seating area with wood effect worktop over with under counter fridge and further storage cabinets. Laminate wood effect flooring. The Family Room area offers a pair of double glazed sash window to rear aspect. Three skylight Velux style window to part vaulted ceiling. Impressive four door bi-folds opening the to the Garden. Radiator. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.



The First Floor Accommodation comprises

Landing: Approached via turned staircase with spindle balustrade. Feature circular double glazed window to side aspect. Radiator. Panelled doors to Bedrooms and Family Bathroom. Smooth plastered ceiling with access to loft space.



Main Bedroom: 13'4" x 9'11" (4.06m x 3.02m) Pair of feature double glazed sash windows to rear aspect. Radiator. Smooth plastered ceiling. Panelled door to;

Ensuite Shower Room: 6'11" x 3'7" (2.1m x 1.1m) The white three piece suite comprises independent tiled shower enclosure with integrated shower unit, vanity unit inset with wash hand basin with mixer taps over and concealed cistern dual flush wc. Partly tiled walls. Shaver point. Ceramic tiled flooring. Ladder style heated towel rail. Wall mounted extractor fan. Smooth plastered ceiling inset with recessed lighting.



Dual Aspect Bedroom Two: 18' x 9' (5.49m x 2.74m)

Pair of feature double glazed sash windows to front aspect. Further feature double glazed sash window to front aspect. Two radiators. Smooth plastered ceiling inset with recessed lighting, with access to loft space.

Bedroom Three: 13'4" x 9'5" (4.06m x 2.87m)

Pair of feature double glazed sash window to front aspect. Radiator. Smooth plastered ceiling.

Family Bathroom: 6'5" x 5'6" (1.96m x 1.68m)

The white three piece suite comprises panelled enclosed 'shower bath' with mixer taps over with integrated shower unit with hand held attachment and drencher shower head over with fitted shower screen, vanity unit inset with wash hand basin with mixer tap over with storage cupboards under and concealed cistern dual flush wc. Partly tiled walls. Shaver point. Ceramic tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting and extractor fan.

The Second Floor comprises

Landing: Approached via turned staircase with spindle balustrade. Feature circular double glazed window to side aspect. Radiator. Panelled doors to Bedroom. Panelled door to airing cupboard housing wall mounted 'Worcester' boiler. Smooth plastered ceiling with access to loft space. Further panelled door to spacious full width walk in closet/storage cupboard.

Bedroom: 13'4" x 11'7" (4.06m x 3.53m)

Pair of Velux style double glazed windows to rear aspect. Door to eaves storage cupboard. Radiator. Part vaulted smooth plastered ceiling.



To the Outside of the Property:

The rear garden is approached via the Family Room and Utility Room and commences with a flagstone pathway surrounding the property. To the rear of the property there is a large patio seating area. Mature and established trees and shrubs to borders. Original 12ft Garrison Wall to rear aspect. Fencing to remaining boundaries. Exterior lighting and water tap. Gated side access.

Frontage::

Parking space directly in front of the former Garage.



Service Charges Although the home benefits from Freehold tenure, there is a biannual charge of approximately £145.00 (paid twice yearly) to Shoebury Garrison Management Company Ltd. This fee covers the upkeep and maintenance of all communal and shared grounds within the development.

Please note that figures are provided for guidance purposes only and will need to be verified by any interested parties solicitor/conveyancer.

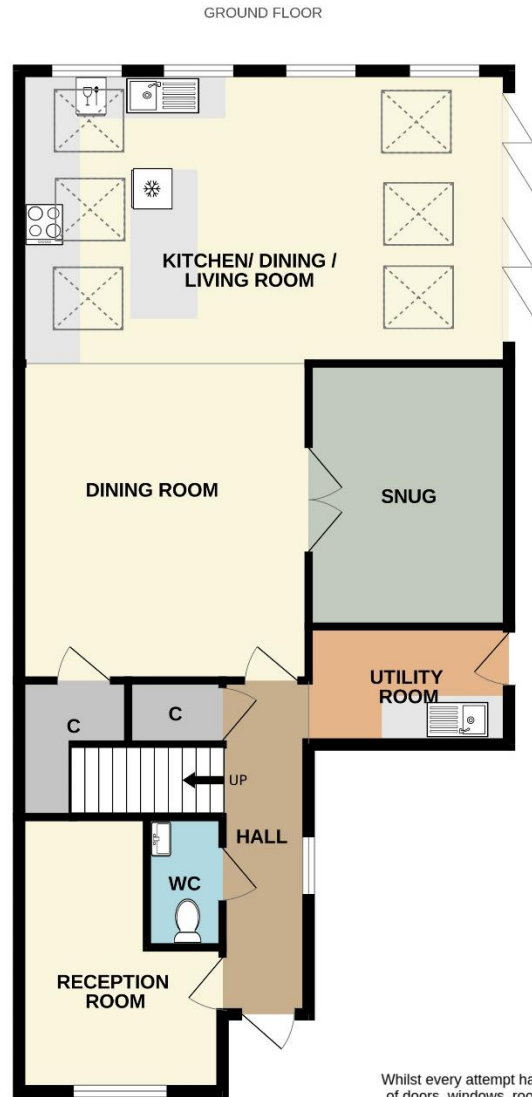


Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240330



Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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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