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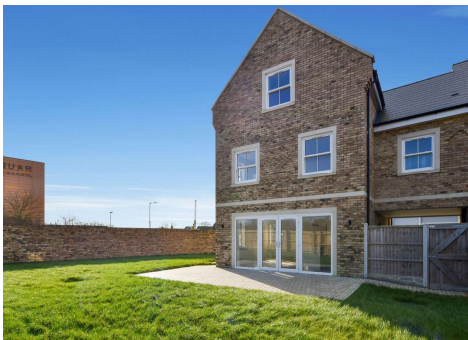
HUNT ROCHE

The Estate Agent



Asking Price: £640,000

10 Artillery Place, New Garrison Road, Shoeburyness, Essex, SS3 9BJ



A stunning New Build four-bedroom family home with high specification fixtures and fittings throughout. This property features sleek, modern interiors and stylish fixtures, offering ample living space for a growing family. The open-plan living area provides direct access to larger than average wraparound garden, perfect for outdoor enjoyment. Additionally, the home benefits from off-road parking for two vehicles. Ideally situated within the Shoeburyness High School and Hinguar Primary School catchment areas, with easy access to local shops, schools, and the beachfront. Viewing is essential!

*** Call Hunt Roche Land & New Homes on 01702 333330 for further information ***



10 Artillery Place, Shoeburyness

TOTAL FLOOR AREA: 1846 sq.ft. (171.5 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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Find your New Home.....at Artillery Place

Sleek & Stylish New Build Family Home:

- ** FOUR Bedrooms with the accommodation set over Three Floors
- ** Experience modern living in these stunning new homes, designed with families in mind.

Impressive Open-Plan Living:

- ** High-gloss kitchen with Quartz work surfaces and a spacious breakfast bar
- ** Fully integrated Neff & Bosch appliances for a seamless cooking experience

Sensational Bathrooms:

- ** Luxury Family Bathroom with premium finishes
- ** TWO En-suite shower rooms & convenient Ground Floor Guest Cloakroom/WC

Comfort & Style Throughout:

- ** Underfloor heating with individual room controls
- ** Feature Amtico flooring on the ground floor
- ** High-quality carpets on the upper floors

Outdoor & Practical Features:

- ** Generous wrap-around garden for entertaining and relaxation
- ** Off-street parking for added convenience
- ** Cost-saving solar panels for energy efficiency

Flexible Living Space:

- ** Additional Ground-Floor Reception Room — perfect as a Home Office, Snug, or Playroom

Prime Location:

- **In the catchment for Hinguar Primary School & Shoeburyness High School

Don't miss out on your dream home — call us today to book a viewing!

Location:

** NEW HOME ** Located on the approach road to the highly desirable Shoebury Garrison. Through recent times the addition of modern executive homes has made an appearance, however retaining and the Grade II listed buildings and homes. The history, and setting, overlooking the mouth of the Thames Estuary, makes it a fascinating area to live and explore.

Located just outside the Garrison is the historic 'Shoebury Hotel', which was built in 1899 to replace the original tavern. Originally it played a major roll within the community, serving thirsty workers and soldiers from the local barracks after a hard days work. Although no longer a functioning hotel, the property was brought back to life in 2012 with a complete refurbishment and is now the rustic brasserie and wine bar.

There are a number of leisure facilities in the area including various parks, fishing ponds, restaurants, pubs with the added benefit of Southend airport just a 20 minute drive away.

The Accommodation comprises:

Reception Hallway

Impressive open plan Kitchen/Dining/Family Room - 22'10 (max) x 18'9 (max) (6.96m (max) x 5.72m (max))

Home Office/Play Room/ Snug 11'9 x 9'1 (3.58m x 2.74m)

Ground Floor Guest Cloakroom/WC

First Floor

Bedroom One - 18'9 x 13'1 (5.72m x 3.99m)

En-Suite Shower Room
Bedroom Two - 18'4 (max) x12'1 (max) (5.59m (max) x3.68m (max)
En-Suite Shower Room

Second Floor

Bedroom Three; 18'10 x13'2 (5.74m x4.01m).
Bedroom Four; 18'10 x 12'1 (5.74m x 3.68m)
Four piece Family Bathroom

Parking for two cars

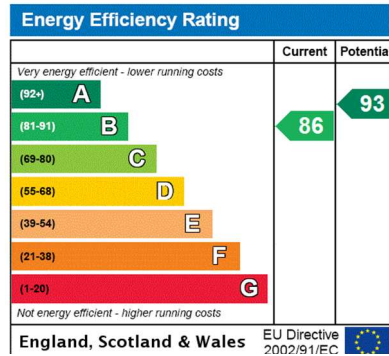
Council Tax: Band E

EPC Rating for all properties - B

Agents Note; ALL Images & Plans shown are for guidance only and are not a definitive representation of the individual plots.

PRELIMINARY DETAILS - AWAITING VERIFICATION





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. 2/25/2025