

# *Apartment 4, Gunnery House, Shoeburyness Garrison*

*Share of Freehold - £500,000*



  
**HUNT ROCHE**  
GARRISON BUREAU

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## *Overview;*

**Set within the prestigious Gunnery House, one of Shoebury Garrison's most iconic Grade II Listed buildings, this exceptional TWO DOUBLE BEDROOM Garden Apartment offers a remarkable blend of historic grandeur, architectural elegance and contemporary comfort. Occupying a delightful lower ground floor position to the rear of the building, the property enjoys direct access via the beautifully maintained communal gardens to its own private Courtyard Garden with external storage shed.**

**Internally, the apartment displays an abundance of original character, none more impressive than the magnificent domed Dining Room, complemented by an elegant Sitting Room with stove, a beautifully appointed Kitchen with separate Utility Room and two exceptionally spacious Double Bedroom Suites, each benefiting from fitted wardrobes and luxurious En-Suite facilities.**

**Perfectly positioned in the heart of the historic Garrison, Gunnery House sits just beyond the iconic Horseshoe Parade Ground and celebrated Clock Tower, whilst being only a short stroll from the unspoilt Garrison beachfront, where breathtaking views stretch across the Thames Estuary.**

**Designated as an area of national historic importance, Shoebury Garrison offers a truly unique lifestyle, combining beautifully preserved military architecture with expansive parkland, coastal walks, nature reserves and open green spaces. Residents also enjoy the nearby Cricket Green and Pavilion, Gunners Park Nature Reserve and the Shoebury Old Ranges Site of Special Scientific Interest (SSSI), creating one of Essex's most distinctive and desirable coastal settings.**

**Everyday convenience is equally well catered for, with local shopping facilities, including the recently opened Lidl, cafés, restaurants and everyday amenities all within easy walking distance. Shoeburyness C2C railway station provides direct services to London Fenchurch Street in approximately one hour, whilst the award-winning East Beach is just moments away.**

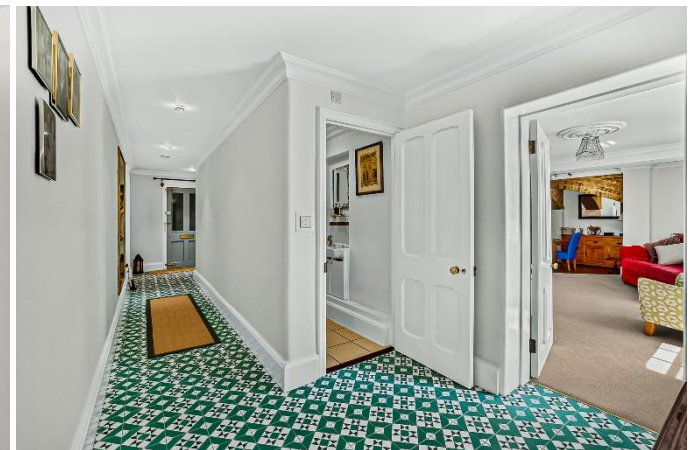
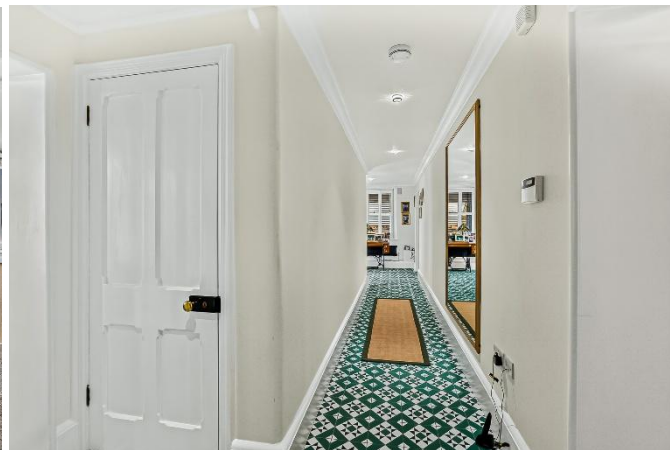
**Further benefits include a Share of Freehold, TWO allocated parking spaces and beautifully maintained communal grounds, making this a truly rare opportunity to acquire one of the Garrison's finest character apartments.**



**Entrance via:**

Stone steps descend from the beautifully maintained communal gardens to the property's delightful private Courtyard Garden. Brick-built external storage shed fitted with lighting.

Traditional-style hardwood panelled entrance door inset with a pair of obscure glazed inserts leading to;



**Impressive Reception Hallway:** 28'6" (8.69) x 7'7" (2.3) (max reducing to 3'9" (1.14)) Feature multi-pane original sash window to the front aspect inset with made-to-measure fitted blinds. Attractive feature period-style floor tiling extending throughout this impressive and exceptionally spacious Reception Hall. Traditional-style column radiator. Generous built-in storage cupboard fitted with shelving. Original-style panelled doors provide access to the Kitchen, Sitting Room and both Double Bedrooms, together with a further panelled door leading to the Guest Cloakroom/WC. Feature high-level cornice to the smooth plastered ceiling inset with recessed lighting.

**Kitchen:** 14'10" x 14'5" (max) (4.52m x 4.4m (max)) Pair of elegant arched multi-pane original sash windows, complementing the wealth of character found throughout this exceptional home. The Kitchen is beautifully fitted with an extensive range of quality Shaker-style eye and base level cabinetry with Quartz working surfaces incorporating a one-and-a-half bowl inset sink unit with mixer tap. Built-in 'Stoves' double electric oven with four-ring gas hob and glass splashback with contemporary 'Hotpoint' extractor canopy over. Integrated upright fridge/freezer and dishwasher. Attractive patterned tiled splashbacks. Under-cupboard lighting. Traditional-style column radiator. Tiled flooring. Feature high-level cornice to the smooth plastered ceiling inset with recessed lighting. Original panelled door to generous walk-in Utility/Storage cupboard. Open access through to the spectacular Vaulted Dining Room.



**Utility Room: 5'10" x 5'6" (1.78m x 1.68m)**

Well-appointed Utility Room fitted with a range of Shaker-style eye and base level storage cupboards with complementary working surfaces incorporating an undercounter recess and plumbing for washing machine. Attractive tiled splashbacks. Wall-mounted 'Worcester' gas fired boiler (the seller has advised Hunt Roche that this was installed in December 2024). Feature high-level cornice to the smooth plastered ceiling inset with recessed lighting.

**Formal Sitting Room: 20'11" x 14' (6.38m x 4.27m)**

Pair of impressive arched multi-pane original sash windows to the front aspect, creating a striking architectural focal point within this elegant reception room. Two radiators. Magnificent feature fireplace with painted period-style surround and mantel, inset with a dual-fuel burner upon a polished black granite hearth with striking glazed tiled backplate. Bespoke fitted display shelving and built-in storage cupboard. Feature high-level cornice to the smooth plastered ceiling inset with decorative ceiling rose. Step leading down to;



**Vaulted Dining Room: 14'5" x 13'1" (4.4m x 4m)** A truly spectacular Dining Room, dominated by a series of intersecting exposed brick vaulted arches, creating an extraordinary architectural focal point and beautifully celebrating the building's historic military heritage. High quality wood effect laminate flooring. Traditional-style upright column radiator. Positioned between the Sitting Room and Kitchen, the space provides a wonderful setting for both formal dining and entertaining. Feature high-level cornice to the smooth plastered ceiling inset with contemporary track lighting.





**Guest Cloakroom / WC: 8'2" x 2'11" (2.5m x 0.9m)**

Modern white suite comprising suspended wash hand basin with mixer tap and vanity cupboard beneath together with a dual flush low level W.C. Attractive tiled splashbacks complemented by striking feature wallpaper. Radiator. Cornice to the smooth plastered ceiling.



**Main Bedroom: 15' x 14'8" (4.57m x 4.47m)** An impressive principal bedroom featuring a uPVC double glazed window to the front aspect. Radiator. Freestanding part mirrored-fronted wardrobe to remain. Decorative coving to smooth plastered ceiling with central pendant light fitting. Panelled door to:

**Ensuite Shower Room: 8'2" x 5'7" (2.5m x 1.7m)**

Obscure uPVC double glazed window to the side aspect. White suite comprising dual flush low level WC, vanity wash hand basin with mixer tap inset into a cupboard and drawer unit, with large wall-mounted mirror with pelmet lighting incorporating an integrated shaver point. A tiled corner shower enclosure fitted with an independent shower. Attractive half-height mosaic tiled walls with complementary tiling to the shower enclosure. Chrome heated towel rail. Vinyl flooring. Smooth plastered ceiling inset with recessed lighting.



**Guest Bedroom suite: 14'4" (4.37) (max) x 13'7" (4.14) (max)**

Pair of impressive arched multi-pane original sash windows. Two radiators. Extensive floor-to-ceiling mirrored sliding wardrobes with an open bookcase recess to one end, providing excellent storage. Feature high-level smooth plastered corniced ceiling with decorative ceiling moulding. Original panelled door to;

**Ensuite Bathroom: 6'10" (max) x 5'6" (2.08m (max) x 1.68m)**

The contemporary white three-piece suite comprises pedestal wash hand basin with mixer tap, dual flush WC and panelled enclosed bath fitted with a thermostatic mixer shower incorporating a fixed drencher-style shower head together with a separate handheld shower attachment and glazed shower screen. Wall-mounted mirrored cabinet with integrated pelmet lighting. Predominantly tiled walls with decorative border tile. Chrome ladder-style heated towel rail. Feature high-level smooth plastered ceiling inset with recessed lighting



**Exterior:** The property forms part of this prestigious Grade II listed development, set within beautifully maintained communal grounds with extensive lawned gardens, mature trees and established planting, all enjoying an enviable position just moments from the seafront.

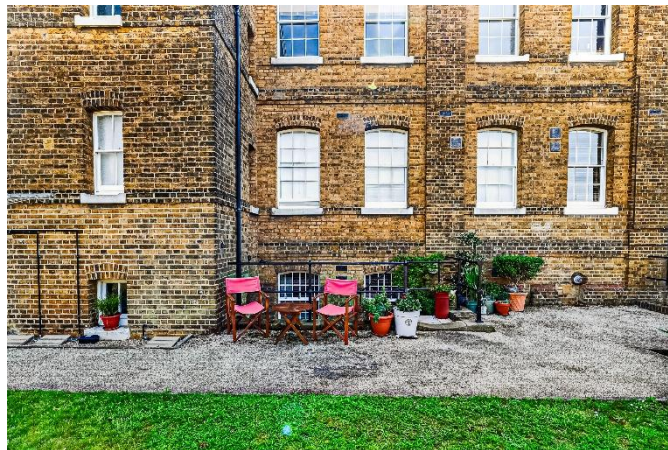
**Parking:** The property is offered with the significant advantage of TWO allocated parking spaces.

**Council Tax Band D**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**

Ref; SHO220219

**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. 6/29/2026



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