



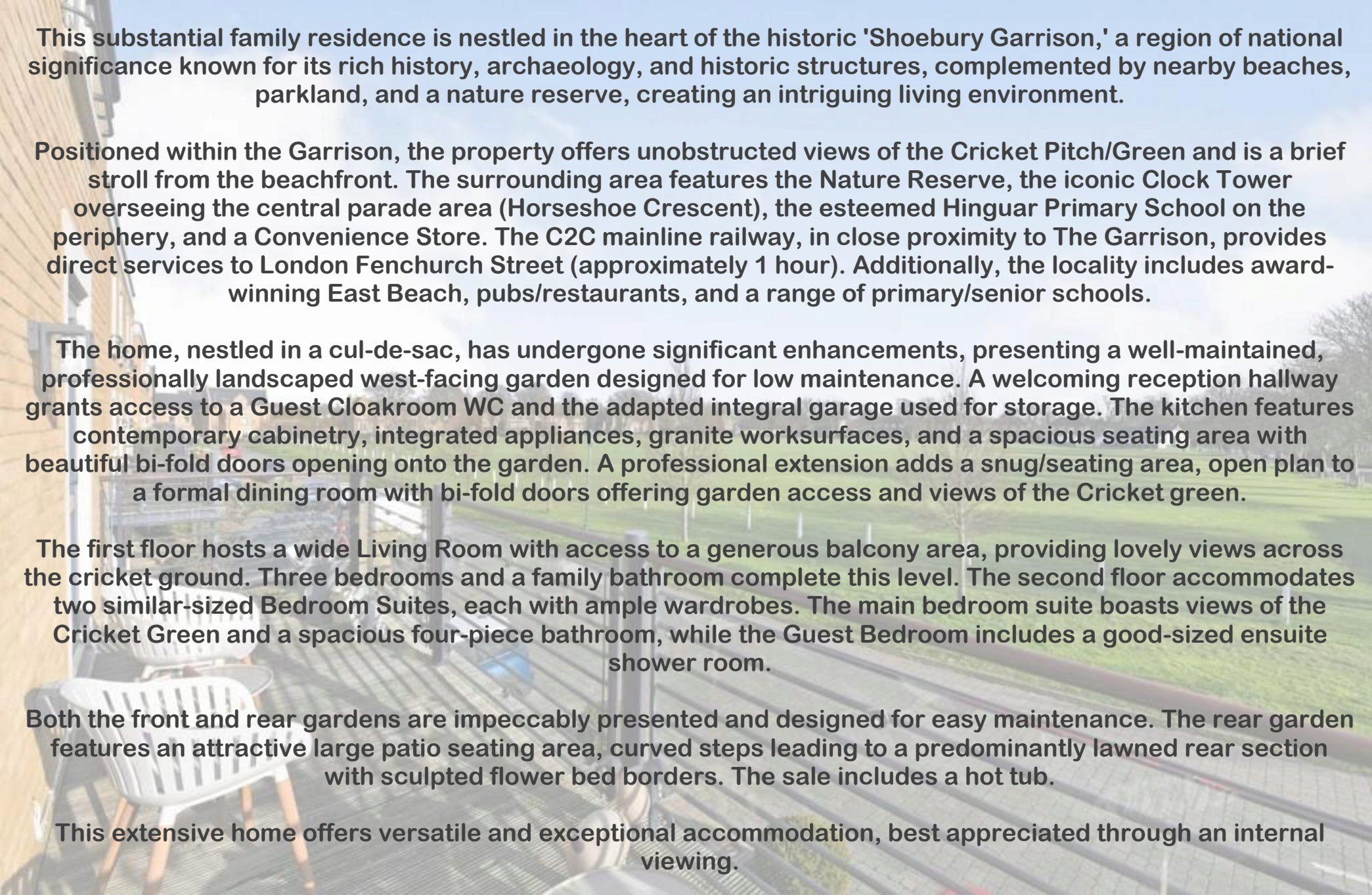
**HUNT ROCHE**  
GARRISON BUREAU

01702 585888



Boundary Way Shoebury Garrison  
Guide Price £700,000 - £725,000

*Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 585888*



This substantial family residence is nestled in the heart of the historic 'Shoebury Garrison,' a region of national significance known for its rich history, archaeology, and historic structures, complemented by nearby beaches, parkland, and a nature reserve, creating an intriguing living environment.

Positioned within the Garrison, the property offers unobstructed views of the Cricket Pitch/Green and is a brief stroll from the beachfront. The surrounding area features the Nature Reserve, the iconic Clock Tower overseeing the central parade area (Horseshoe Crescent), the esteemed Hinguar Primary School on the periphery, and a Convenience Store. The C2C mainline railway, in close proximity to The Garrison, provides direct services to London Fenchurch Street (approximately 1 hour). Additionally, the locality includes award-winning East Beach, pubs/restaurants, and a range of primary/senior schools.

The home, nestled in a cul-de-sac, has undergone significant enhancements, presenting a well-maintained, professionally landscaped west-facing garden designed for low maintenance. A welcoming reception hallway grants access to a Guest Cloakroom WC and the adapted integral garage used for storage. The kitchen features contemporary cabinetry, integrated appliances, granite worksurfaces, and a spacious seating area with beautiful bi-fold doors opening onto the garden. A professional extension adds a snug/seating area, open plan to a formal dining room with bi-fold doors offering garden access and views of the Cricket green.

The first floor hosts a wide Living Room with access to a generous balcony area, providing lovely views across the cricket ground. Three bedrooms and a family bathroom complete this level. The second floor accommodates two similar-sized Bedroom Suites, each with ample wardrobes. The main bedroom suite boasts views of the Cricket Green and a spacious four-piece bathroom, while the Guest Bedroom includes a good-sized ensuite shower room.

Both the front and rear gardens are impeccably presented and designed for easy maintenance. The rear garden features an attractive large patio seating area, curved steps leading to a predominantly lawned rear section with sculpted flower bed borders. The sale includes a hot tub.

This extensive home offers versatile and exceptional accommodation, best appreciated through an internal viewing.

**Absolutely stunning! This delightful family residence is situated in a picturesque location with views of the Cricket Green within the historic Shoebury Garrison. This sizable FIVE BEDROOM family home provides flexible living spaces and a beautifully landscaped west-facing garden. The Living Room opens onto a spacious BALCONY, offering a splendid view of the Cricket Green, often used by the Southend-on-Sea Cricket club in the Summer months. Viewing essential!**

**Entrance via:** Attractive composite door inset with a central obscure double glazed panel. Access to;



**Spacious Reception Hallway:** Pair of doors to Cloaks/Storage Cupboard with hanging space and shelving. Turned staircase to First Floor accommodation with spindle balustrade and door to understairs cupboard. Attractive part glazed oak door to Dining Area. Further part glazed oak door to Kitchen area. Courtesy door through to former Garage/Storage/Gym. Radiator. 'Amtico style' flooring. Cornice to smooth plastered ceiling. Further door to;

**Ground Floor Cloakroom / Guest WC:** 6'1" x 3'4" (1.85m x 1.02m)

The white modern suite comprises wall mounted 'Roca' vanity wash hand basin with mixer tap over and 'Roca' dual flush WC. Tiled flooring. Part tiling to walls with attractive border tile inlay. Radiator. Smooth plastered ceiling inset with recessed lighting and extractor fan.

**Luxurious Kitchen / Breakfast Room:** 21' (6.4) x 11'6" (3.5) (narrowing to 9'6" (2.9))

Set of three bi-fold opening doors to rear providing access to patio seating area. Further double glazed window to rear aspect. The Kitchen has been upgraded to a superior level with a contemporary range of coloured cabinetry with granite working surfaces over inset with a stainless steel one-and-a-quarter bowl with mixer tap over and grooved drainer. Attractive 'Flavel' Range Style oven with five ring gas hob over with stainless steel splashback and wall mounted extractor canopy over. Under counter integrated 'Hotpoint' dishwasher. Under counter concealed 'Hotpoint' washing machine. Pullout spice rack cupboards. Freestanding 'Fridge-master' American style fridge/freezer inset with water dispenser (to remain). Under unit concealed LED lighting. Attractive splashback to working surface areas. 'Amtico style' flooring. Contemporary upright column radiator. Cornice to smooth plastered ceiling inset with recessed lighting.

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Square arch open plan into;

**Snug / Family Room: 9'11" x 9'5" (3.02m x 2.87m)**

Set of three bi-fold opening doors to rear providing access to patio seating area. Amtico style flooring. Contemporary upright column radiator. Cornice to smooth plastered ceiling. Open plan to;



**Formal Dining Area: 14'11" x 9'10" (4.55m x 3m)**

Double glazed window to front aspect overlooking the cricket Green. Radiator. Amtico style flooring. Attractive part glazed oak door to Hallway. Cornice to smooth plastered ceiling.



**The First Floor Accommodation comprises**

**Landing: 9'8" (2.95) x 10'11" (3.33) (including stairs)**

Approached via a turned stairs with spindle balustrade. Doors off to rooms. Radiator. Further door to spacious airing cupboard with wall mounted boiler and linen shelving. Further turned staircase with spindle balustrade to first floor accommodation. Cornice to smooth plastered ceiling.



**Family Bathroom: 10' (3.05) x 6'11" (2.1) (max)**

Obscure double glazed window to rear aspect. The 'Roca' white three piece bathroom suite comprises large wall mounted vanity wash hand basin with mixer tap over, enclosed cistern low level WC and panelled enclosed bath with wall mounted mixer taps and shower attachment over with fitted shower screen. Tiled flooring. Partly tiling to walls with attractive border tile. Ladder style heated towel rail. Large mirrored recess with plinth shelf. Shaver/power point. Wall mounted extractor fan. Smooth plastered ceiling inset with down lighters.



**Formal Living Room: 20'9" (6.32) x 16'2" (4.93) (narrowing to 11'4" (3.45) (3.45))**

Almost full height double glazed window to front aspect affording Cricket Pitch views. Three radiators. Cornice to smooth plastered ceiling. Double glazed door to front aspect providing access to;

**Balcony:** Decked seating area with balustrade inset with glass affording views across the Cricket Pitch.



**Bedroom Three: 11'2" (3.4) x 11'9" (3.58) (incl door recess) (11'2" (3.4) x 11'9" (3.58) (incl door recess))**

Double glazed window to rear aspect. Radiator. Two pairs of double doors to built in wardrobes/storage cupboards with ample hanging space. Cornice to smooth plastered ceiling.



**Bedroom Four:** 10'1" x 8'6" (3.07m x 2.6m) Double glazed window to front aspect with views towards the Cricket Pitch. Radiator. Cornice to smooth plastered ceiling.

**Bedroom Five:** 10'9" x 8'1" (3.28m x 2.46m) Double glazed window to rear aspect. Radiator. Cornice to smooth plastered ceiling.

**The Second Floor Accommodation Comprises**

**Landing:** Obscure double glazed window to side aspect. Doors off to Bedroom One and Two. Spindle balustrade. Cornice to smooth plastered ceiling.



**Principle Bedroom Suite:** 20'9" (6.32) (including wardrobes) x 11'5" (3.48) (3.48) Pair of double glazed windows to front aspect offering impressive views across the Cricket Pitch and Pavilion. Two radiators. Two pairs of double doors to built in wardrobes/storage cupboards to one aspect with ample hanging space and shelving. Cornice to smooth plastered ceiling. Door to:



**Luxury Four Piece Bathroom/Ensuite:** 10'1" x 5'8" (3.07m x 1.73m) The impressive four piece suite comprises large wall mounted 'Roca' vanity wash hand basin with mixer tap over, concealed cistern low level WC, independent tiled double width shower with integrated shower unit and a panelled enclosed bath with wall mounted mixer tap and shower attachment over. Tiled flooring with matching tiling to walls with border design. Ladder style heated towel rail. Large mirrored recess with plinth shelf. Shaver/power point. Smooth plastered ceiling inset with down lighters and extractor fan.



**Guest Bedroom / Bedroom Two:** 20'9" (6.32) x 15'3" (4.65) (including wardrobes) Pair of double glazed window to rear aspect. Two radiators. Three doors to built in wardrobes/storage cupboards with hanging space and shelving. Further single door to additional wardrobe with hanging space and shelf. Cornice to smooth plastered ceiling with access to loft space with 'pull down ladder'. Door to:

**Ensuite:** 7'11" x 5'3" (2.41m x 1.6m) The white three piece 'Roca' suite comprises large wall mounted vanity wash hand basin with mixer tap over, enclosed cistern low level WC and independent double width shower with integrated shower unit. Tiled flooring. Part tiling to walls with attractive border tile. Ladder style heated towel rail. Large mirrored recess with plinth shelf. Shaver/power point. Smooth plastered ceiling inset with down lighters and extractor fan.

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### To the Outside of the Property:

The wonderful, split level landscaped rear Garden is approached via the Kitchen/Breakfast Room and Snug area and commences with a generous size patio seating area inset with Hit Tub (to remain). Curved stairs provide access to the remainder of the Garden which is laid to lawn with sculpted edge flower bed borders. Gated sideways access. Exterior lighting. Exterior tap.

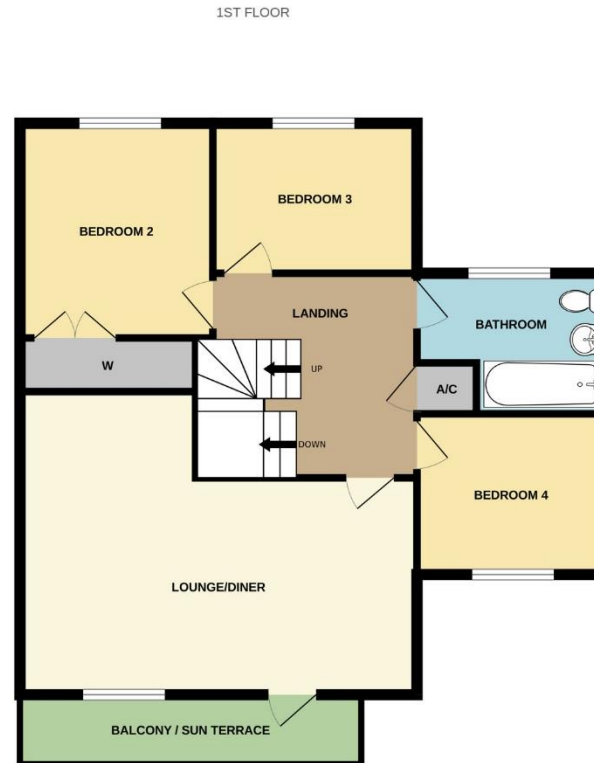


**Frontage:** The front of the property has been laid with block paving to either aspects providing off street parking for TWO vehicles. Central flower bed borders. Access to the front storage area of the former Garage. Fitted with a stud wall to remainder.

**Former Garage:** Door to front providing recessed storage space. Partition wall installed (which can easily be removed) to further storage area/Gym; Accessed via Hallway (The internal Garage area measures **15'10 x 9'2 (4.82 x 2.79)**). Smooth plastered ceiling. Wall mounted boiler.

**Tenure: Freehold** Please note that there is an annual charge for the upkeep of all of the communal grounds around the site. The last invoice was £253.44 for the year 01/01/23 to 31/12/23.

**Council Tax Band F**



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		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**PRELIMINARY DETAILS - AWAITING VERIFICATION SHO230013**

**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

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