



**HUNT ROCHE**  
GARRISON BUREAU



**Hospital Road, Shoeburyness, Garrison Location £495,000**

*Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900*



***Overview: Charming Three-Bedroom Bungalow in Shoebury Garrison***

This delightful three-bedroom bungalow exudes character and charm, offering versatile accommodation for modern living. Its quaint frontage and immediate kerb appeal perfectly blend with its contemporary interior, providing the best of both worlds.

Located in the highly sought-after Shoebury Garrison, this home offers convenient access to the beachfront, coastal footpath, and the popular Shoebury Hotel, just a short stroll away. With nearby amenities including shops and mainline railway links to London Fenchurch Street, convenience is at your doorstep.

Featuring an impressive 9'9 ceiling height, a main bedroom with ensuite facilities, and a spacious Kitchen/Breakfast Room, this property boasts both style and functionality. Parking to the rear adds to the practicality of everyday living.

The Shoebury Garrison development offers a host of amenities including a Cricket Pavilion and Pitch, Tennis Courts, Skatepark, Basket Ball courts, Duck pond, and Nature reserve, providing ample opportunities for outdoor recreation and leisure. Rich in historical significance, the area is adorned with landmarks such as the Defence Boom, Garrison Church, and the iconic Horseshoe Clock Tower and the highly recommended 'Cart & Wagon' Shoeburyness Heritage Centre and Café.

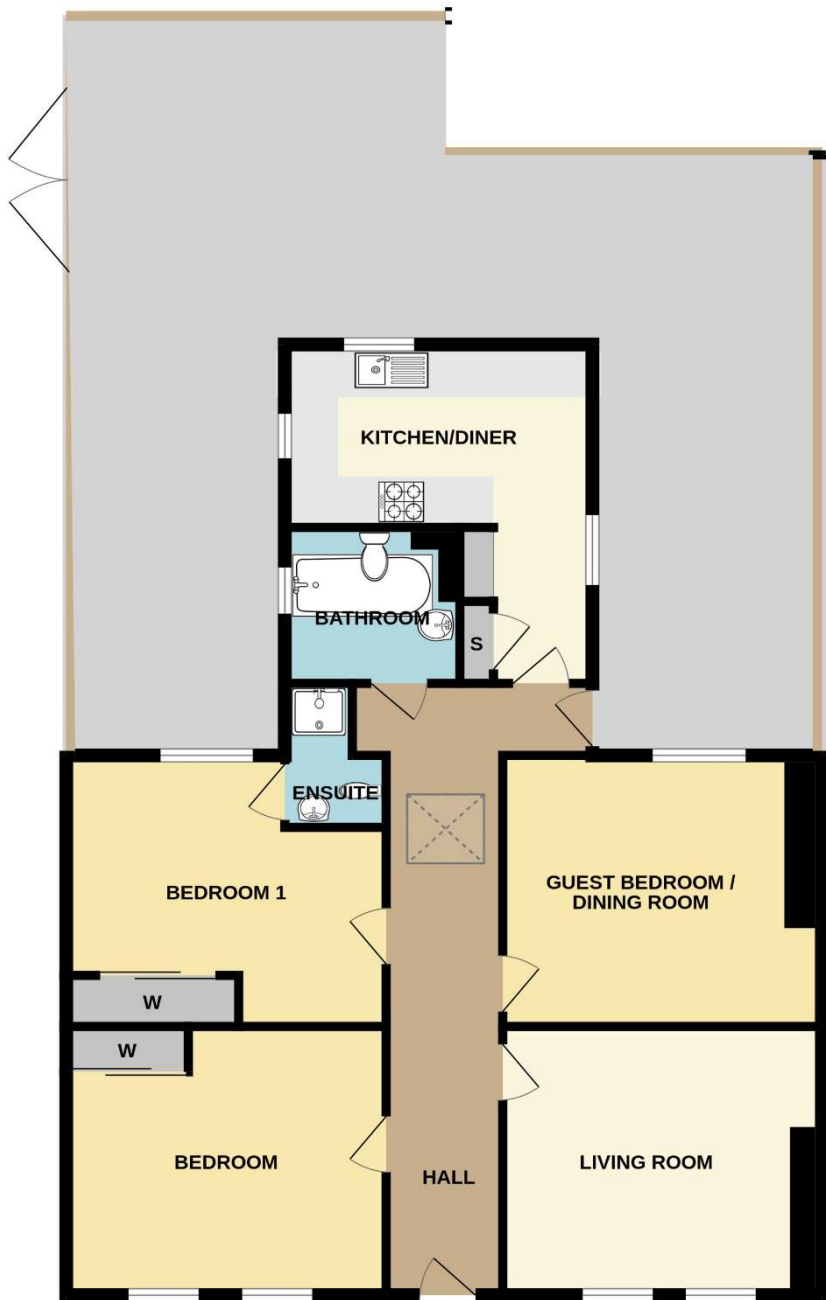
Shoeburyness Garrison is a unique area of national importance. Its history, archaeology and historic buildings with adjacent Beaches, Parkland and Nature Reserve make it a fascinating area to live in.

Offered with no onward chain, this property presents a rare opportunity to own a piece of Shoebury Garrison's history while enjoying modern comforts. Arrange a viewing today to discover the charm and potential of this impressive home.

*Nestled within the sought-after Shoebury Garrison, this Grade II listed bungalow offering surprising spaciousness and versatile accommodation options.*

*Whether you prefer more bedrooms or reception rooms, this property allows for a flexible layout to suit your needs. The accommodation includes a three-piece Bathroom Suite, along with an Ensuite to the main bedroom. Recently freshly painted, the property exudes a sense of charm and elegance. Outside, a compact yet manageable rear garden also offers parking facilities.*

*This property represents a rare opportunity to own a piece of Shoebury Garrison's history while enjoying modern comforts and convenience. Don't miss the chance to explore this inviting residence.*





**Entrance:** Feature surrounding boundary wall inset with wrought iron style railings and matching gate, leads to a paved pathway with lawned areas to either side providing access leads to feature hardwood door inset with multi-pane glazed inserts with further 'borrowed light' window above, providing access into;



**Impressive Reception Hallway: Overall measurement 29' (8.84) x 3'10" (1.17) (increasing to lobby area of 11'2" (3.4))** Smooth plastered ceiling inset with feature high level dormer style 'skylight'. Picture rail. Thermostat control. Two radiators. Tiled flooring. Access to loft space via large loft hatch. Panelled hard wood door providing access to the rear garden. Panelled doors off to rooms.





**Triple aspect Kitchen /Breakfast Room:  
Irregular shape 14'7" (4.45) (max) x 13'2" (4.01) (max)**

*Dining Area* Multi-pane sash window to side aspect. Ceramic tiled flooring. Door to 'pantry style' cupboard. Further recess niche. Radiator. Smooth plastered ceiling inset with recessed lighting.

*Kitchen Area* A pair of multi-pane sash windows to rear aspect overlooking the Garden with further multi pane sash window to side aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge work surfaces over inset with one and a quarter stainless steel sink unit with mixer taps over. Built-in electric oven with 'Brandt' four ring gas hob with stainless steel extractor hood over. Splash back tiling. Recess for appliances. Concealed wall mounted 'Baxi' boiler. Ceramic tiled flooring. Smooth plastered ceiling inset with recessed lighting.



**Living Room:** 13'11" (max) x 11'8" (4.24m (max) x 3.56m) A pair of original multi-pane sash windows to front aspect. Radiator. Picture rail. Laminate wood effect flooring. Smooth plastered ceiling.





**Main Bedroom:** 13'11" (4.24) x 11'8" (3.56) max (irregular shape) Multi-pane sash window to rear aspect. Radiator. Picture rail. Built in two door mirror fronted 'slide'a'robe' wardrobe with hanging space and shelving. Laminate wood effect flooring. Smooth plastered ceiling. Panelled door through to;

**Ensuite Shower Room:** The white three piece suite comprising pedestal wash hand basin and a low level flush W.C., independent 'shower boarded' shower enclosure inset with lighting and integrated shower unit. Shaver point. Radiator. Partly tiled walls and matching ceramic tiled flooring. Smooth plastered ceiling.

**Front Bedroom:** 13'11" (4.24) x 11'8" (3.56) (reducing 9'5" (2.87) to wardrobes) A pair of original multi-pane sash windows to front aspect. Radiator. Picture rail. Laminate wood effect flooring. Built in pair of mirror fronted 'slide'a'robe' wardrobe with hanging space and shelving inset with utility meters and fuse-box. Smooth plastered ceiling.



**Rear Guest Bedroom / Dining Room:** 13'11" x 11'8" (4.24m x 3.56m) Original multi-pane sash window to rear aspect overlooking the Garden. Laminate wood effect flooring. Radiator. Picture rail. Smooth plastered ceiling.



**Family Bathroom:** Obscure multi-pane sash window to side aspect. The white three piece suite comprises panelled enclosed bath with mixer tap over, flush W.C and pedestal wash hand basin. Shaver point. Radiator. Tiling to half height with border tile inlay. Ceramic tiled flooring. Ceiling mounted extractor fan. Smooth plastered ceiling inset with lighting.

**To The Outside of the Property:**



The rear garden commences from the rear of the hallway area and commences with a hard standing patio area with pathway leading to large block paved area providing off road parking which is approached via the left hand boundary, by a pair of timber gates. The remainder of the garden has been gravelled. Brick wall boundary to one aspect with remaining being fenced. Timber framed pitched roof shed (to remain). Outside lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		





Council Tax Band D

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

SHO230028

**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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