

Est.  1995

**HUNT
ROCHE**

The Estate Agent

JORDAN TAYLOR DEVELOPMENTS

An exclusive collection of six, four bedroom freehold family Homes within the desirable garrison development.



Exceptionally well designed throughout with meticulous high-quality specification.

Garrison Lofts





All images and measurements provided are for guidance only and are not a definitive representation of the finished layout or specification

Garrison Lofts whilst located in the historical village has been fused with new technology and craftsmanship, with an internal specification that is both timeless and cutting edge. The exterior provides a stunning contemporary facade which has been seamlessly designed internally affording everything for a busy lifestyle.

The exterior of the homes are striking merging city-styled living with many home comforts with a state of the art specification, large windows, either Juliet style or decked balconies from two of the four bedrooms and landscaped South facing Gardens and allocated Parking spaces for two vehicles.

The sublime interiors offer a vast living space, assisted by the impressive 9ft ceiling height. All homes offer four bedrooms, three immaculate and stylish bathrooms (two of which are ensuite), a Ground Floor WC, utility room, and a spacious Dining Room/Reception. Access to the home is via an imposing entrance through to a grand entrance hallway with a pair of doors leading onto a generous Family/Living room with an open plan Kitchen area with bespoke-designed kitchen complete with AEG integrated appliances. The focal point of the room is a magnificent central island with Quartz worktop inset with induction hob with contemporary recessed ceiling extractor extending to provide a breakfast seating bar complete with wine cooler and glazed cabinetry. The Living area allows ample natural light ensuring the room feels vibrant and lively with a sleek wall mounted fireplace to the feature wall. The room is of Southerly aspect with large windows to one aspect, with a pair of patio doors leading directly on to steps overlooking the garden, providing a seamless connection to the outdoors.

Within easy reach is Shoeburyness Mainline Railway station with direct and frequent services to London Fenchurch Street (in approx 1 hour). By road, the five mile drive along the A13 takes you into Southend on Sea with a huge range of shopping facilities, dining and sporting amenities. Shoeburyness has a Village high street with a major supermarket with many others to choose from in close proximity.

London Southend Airport has recently been rated the best London terminal in the latest Which? Airport Passenger survey, and is located just 5 miles away offering many European holiday and business destinations.

There are various primary Schools within the area, with 'new Hinguar School' located within the grounds of the prestigious Garrison development, with the sought after Shoeburyness High School regarded as "Good with outstanding judgement" by Ofsted with GCSE results just above the national average with the school's contextual value added score putting it in the top 25% of schools nationally.

The Garrison itself offers a sense of Community within a historical setting, with the original central Horseshoe Parade Ground overlooked by the iconic Clock Tower. There is an abundance of activities such as a Nature Reserve, Cricket Ground complete with Pavilion, Tennis Courts, Children's Play area, Coastal Cycle Path to name but a few. It is believed that the Garrison began to develop from 1850's onward originally the property of the Board of Ordnance and Royal Artillery, with personnel and family stationed here ensuring that the Shoeburyness town was developed to provide ample services for them.

Overall accommodation description;

Canopied entrance porch providing access to an impressive composite panelled door with double glazed panels to either sides and over.

Grand Reception Hallway Feature staircase with Oak handrail and bottom tread with spindle balustrade. Doors off to Reception Room/Dining Room, Ground Floor Cloakroom WC and a pair of doors providing access to the Kitchen/Family Room. Two doors to spacious under-stairs storage cupboards housing time clock to set front exterior lighting, door bell power supply and door entry panel, BT point and Alarm panel. Moduleo Impress Range flooring. Smooth plastered ceiling inset with recessed LED downlights. Further door to;

Dining Room/Reception Two Aluminium double glazed window to front aspect overlooking 'Westgate'. Moduleo Impress Range flooring. Wall power socket/USB charger. Smooth plastered ceiling.

Ground Floor Cloakroom/WC The contemporary white 'Duravit' suite comprises wall hung concealed cistern dual flush WC and floating Vanity basin with drawer under. Feature American Black Walnut panelled wall with recessed Quartz shelf inset with large vanity mirror. Smooth plastered ceiling inset with recessed LED downlights.

Kitchen / Family Room The Living and Dining area offer a pair of aluminium double glazed sliding doors providing access to the rear garden with a further large window inset with a composite door to the rear. The focal point of the room is a stunning wall mounted 'Burley' contemporary 4.2kw gas fireplace inset to a feature wall. Moduleo Impress Range flooring. Smooth plastered ceiling inset with recessed LED downlights.

Kitchen Area The kitchen has been extensively fitted with a range of contemporary 'Anthracite' grey cabinetry with a range of high specification appliances which include a pair of 'AEG' eye level fan assisted ovens, matching 'AEG' microwave, 'AEG' dishwasher, full height integrated larder style fridge and freezers. Quartz worksurface inset with one-and-a-half bowl 'crystal white Range Master' sink unit / or double sink unit (Selected plots – specification outlined within brochure) which extends with Monobloc mixer tap with pull-out spray over. Moduleo Impress Range flooring.

There is a impressive central island with an impressive Quartz wrapped / Corian work surface (*Selected plots – specification outlined within brochure*) which extends to provide space for a breakfast bar seating area. The Island is inset with 'AEG five ring induction hob' with 'shaped ceiling' inset with recessed extractor with recessed LED downlights. Electrically operated 'Pop up' plug socket/USB charger. Dove grey under counter soft close cupboards and drawers. Integrated in-cupboard recycling bin with three compartments. Under counter glass fronted display cabinets (Selected plots) with wine rack and a central slimline wine cooler. Further door providing access to;

Utility Room Attractive dove grey wall and base level cabinetry with complementary working surfaces over to one aspect. Under counter recess with plumbing for washing machine and separate dryer. Wall mounted Vaillant boiler. Moduleo Impress Range flooring. Smooth plastered ceiling inset with recessed LED downlights.

The First Floor accommodation is approached via a carpeted feature staircase;

First Floor Landing Spindle balustrade with oak handrail. Door to airing cupboard. Further door to storage cupboard. surface (*Selected plots – as per floor plans within brochure*) Vertical flat panel radiator. Carpeted. Smooth plastered ceiling with loft access and pull down ladder.

Master Bedroom Suite Aluminium double glazed patio sliding doors to rear aspect providing access to Balcony. Built in wardrobe/ Walk in dressing room (*Selected plots – as per floor plans within brochure*). Carpeted. Vertical flat panel radiator. Wall power socket/USB charger. Smooth plastered ceiling inset with recessed LED downlights.

Balcony/Juliet Balcony (Selected plots – as per floor plans within brochure) Powder coated steel balustrade inset with glass with composite decking (as applicable)

Ensuite The Ensuite is fitted with a range of 'Duravit' sanitary ware to include a triple width shower tray inset with wall mounted 'Hansgrohe' shower controls with separate hand held shower head and 'rain shower' shower head over with soft close glazed enclosure door, concealed cistern dual flush wall hung wc and a floating vanity basin with 'Hansgrohe' taps over and storage drawer under. Feature recessed Quartz shelf inset with large vanity mirror. Porcelain tiling to walls with corresponding porcelain flooring. Shaver point. Towel rail. Smooth plastered 'shaped ceiling' inset with recessed LED downlights.

Bedroom Two Aluminium double glazed window to front aspect. Pair of door to built in wardrobe. Carpeted. Vertical flat panel radiator. Wall power socket/USB charger. Smooth plastered ceiling inset with recessed LED downlights. Door to;

Ensuite The Ensuite is fitted with a shower cubicle with wall mounted 'Hansgrohe' shower control, concealed cistern dual flush close coupled wc and a wall hung vanity sink unit with drawer under. Porcelain tiling to walls with corresponding porcelain flooring. Towel rail. Smooth plastered ceiling inset with recessed LED downlights.

Bedroom Three Aluminium double glazed doors to rear aspect providing access to Juliet style or decked balconies (Selected plots – as per floor plans within brochure). Vertical flat panel radiator. Wall power socket/USB charger. Carpeted. Smooth plastered ceiling inset with recessed LED downlights.

Bedroom Four Aluminium double glazed window front aspect. Vertical flat panel radiator. Wall power socket/USB charger. Carpeted. Smooth plastered ceiling inset with recessed LED downlights.

Luxury Family Bathroom The Bathroom is fitted with a range of 'Duravit' sanitary ware to include a bath with Quartz edging with 'Hansgrohe' mixer taps over , concealed cistern dual flush close coupled wc and a floating basin unit with 'Hansgrohe' taps over and storage drawer under. American Black Walnut panelled wall with recessed Quartz shelf inset with large vanity mirror. Porcelain tiling to walls with corresponding porcelain flooring. Shaver point. Towel rail. Feature smooth plastered ceiling inset with recessed LED downlights.

Exterior of the Property

The South facing rear garden is approached from the Living Room via a pair of 'granite' steps leading to a 'granite' patio seating area. Flower bed borders. Fencing to boundaries. Bin store with storage Shed. Entryphone gated rear access and access to allocated parking spaces.



Plot 1 & Plot 6 (1679 sqft) End of Terraced

Grand Reception Hallway 20'2 x 9'7 (6.15m x 2.92m)
Dining Room/Reception Two 10'10 x 7'6 (3.3m x 2.29m)
Ground Floor Cloakroom/WC 6'9 x 3'11 (2.06m x 1.19m)
Kitchen / Family Room Overall 25'3 max x 20'11 (7.7m max x 6.38m)
Utility Room 6'9 x 5'6 (2.06m x 1.68m)
First Floor Landing 17'8 x 7'6 (5.38m x 2.29m)
Master Bedroom Suite 16'8 max x 12'9 max (5.08m max x 3.89m max)
Ensuite 7'3 x 4'6 (2.21m x 1.37m)
Balcony (accessed via Master Bedroom and Bedroom Three) 20' x 4'6 (6.1m x 1.37m)
Bedroom Two 12'4 max x 11'11 (3.76m max x 3.63m)
En-suite 5'10 x 5'0 (1.78m x 1.52m)
Bedroom Three 11'8 x 9'9 (3.56m x 2.97m)
Bedroom Four 10'2 x 8'0 (3.1m x 2.44m)
Luxury Family Bathroom 7'8 x 7'1 (2.34m x 2.16m)



Plot 2 & Plot 5 (2067 sqft) Mid Terraced

Grand Reception Hallway 21'2 x 9'11 (6.45m x 3.02m)
Dining Room/Reception Two 11'9 x 10'1 (3.58m x 3.07m)
Ground Floor Cloakroom/WC 7'2 x 5'1 (2.18m x 1.55m)
Kitchen / Family Room Overall 28'6 max x 22'2 max (8.69m max x 6.76m max)
Utility Room 7'2 x 6'1 (2.18m x 1.85m)
First Floor Landing 23'3 x 7'9 max (7.09m x 2.36m max)
Master Bedroom Suite 17'7 x 13'10 (narr to 10'7) (5.36m x 4.22m (narr to 3.23m))
Walk in Wardrobe 7'3 x 6'4 (2.21m x 1.93m)
Ensuite 7'3 x 4'6 (2.21m x 1.37m)
Bedroom Two 13'3 x 11'1 (4.04m x 3.38m)
Ensuite 6'3 x 5'10 (1.91m x 1.78m)
Bedroom Three 12'4 x 10'9 (3.76m x 3.28m)
Bedroom Four 10'7 x 9'1 max (3.23m x 2.77m max)
Luxury Family Bathroom 7'9 x 7'4 (2.36m x 2.24m)



Plot 3 & Plot 4 (1593 sqft) Mid Terraced

Grand Reception Hallway 19'11 x 7'6 (6.07m x 2.29m)
Dining Room/Reception Two 11'10 x 8'6 (3.61m x 2.59m)
Ground Floor Cloakroom/WC 7'10 x 4'10 (2.39m x 1.47m)
Kitchen / Family Room Overall 25'1 max x 19'10 (7.65m max x 6.05m)
Utility Room 6'11 x 6'5 (2.11m x 1.96m)
First Floor Landing 19'0 x 7'8 max (5.79m x 2.34m max)
Master Bedroom Suite 17'8 max x 11'8 max (5.38m max x 3.56m max)
Ensuite 7'3 x 4'6 (2.21m x 1.37m)
Balcony (accessed via Master Bedroom and Bedroom Three) 20' x 4'6 (6.1m x 1.37m)
Bedroom Two 11'8 x 10'4 (3.56m x 3.15m)
Ensuite 5'5 x 5'1 (1.65m x 1.55m)
Bedroom Three 12'7 x 8'7 (3.84m x 2.62m)
Bedroom Four 9'0 x 7'4 (2.74m x 2.24m)
Luxury Family Bathroom 7'8 x 6'1 (2.34m x 1.85m)



Overview Specification

- ~ *Walls* 'Swedish White' (Matt Finish)
- ~ *Ceilings* 'Brilliant White' (Matt Finish)
- ~ *MDF Mouldings* 'Rock Salt' (Satinwood Finish)
- ~ (All paints to be manufactured by Dulux)
- ~ *External Doors & Windows* Powder coated Aluminium

Floor Finishes

- ~ *Kitchen / Family Room Utility Room / Study / Hall* Moduleo Impress Range
- ~ *Bathroom* Porcelain tiled flooring - Not to extend under the bath
- ~ *En-Suite* Porcelain tiled flooring
- ~ *Cloakroom* Moduleo Impress Range
- ~ *Bedrooms / First Floor Landing / Stairs* Carpeted as standard

Walls Finishes

- ~ *Family Bathroom* Full height tiling. American Black Walnut panelled wall.
- ~ *En-Suite* Full height tiling
- ~ *Cloakroom* American Black Walnut panelled wall.

Kitchen

- ~ Quartz wraparound to island/seating area (Plot 1,3,4,6)
- ~ Granite work surfaces to island/breakfast bar (Plot 2,4)
- ~ Granite work surfaces with matching upstand
- ~ Anthracite grey cabinetry with dove grey under counter cabinetry to Island
- ~ Electrically operated 'Pop up' plug socket/USB charger to Island
- ~ Under mount granite sink 1.5 bowl (Plot 1,3,4,6)
- ~ Under mount granite sink 2 bowl (Plot 2, 4)
- ~ Pelmet lighting
- ~ Soft close doors and drawers
- ~ Monobloc Mixer tap with Pull-Out Spray
- ~ Utility Room
- ~ Dove grey wall mounted and base level cabinets and drawers
- ~ Laminate worktop with upstand

Plumbing

- ~ Gas Central Heating Vertical flat panelled radiators to all first floor rooms.
- ~ Underfloor heating to all ground floor.
- ~ Boiler Vaillant

Miscellaneous

- ~ Shaver Socket Bright Chrome
- ~ BT Socket Outlet Lounge. Understairs storage cupboard. All bedrooms.
- ~ Burglar Alarm System Understairs storage cupboard
- ~ TV/Satellite Outlets (if applicable) External communications box wired for SKY Q.
- ~ Light Fittings LED down lights to all rooms.
- ~ Low energy pendants to First Floor Landing.
- ~ Smoke/Heat Detectors Manufactured by Akco
- ~ Carbon Monoxide Detector 10 year lithium (battery operated) to Utility Room
- ~ 10 year Building warranty
- ~ Exterior letter box on rear wall



Garrison Lofts, New Garrison Road, Shoeburyness, Essex SS3 9BF

Est.  1995

HUNT ROCHE

The Estate Agent

01702 29090 0

JORDAN TAYLOR DEVELOPMENTS

 **Advantage**
Structural Defects Insurance