

Est. 1995

HUNT ROCHE

The Estate Agent

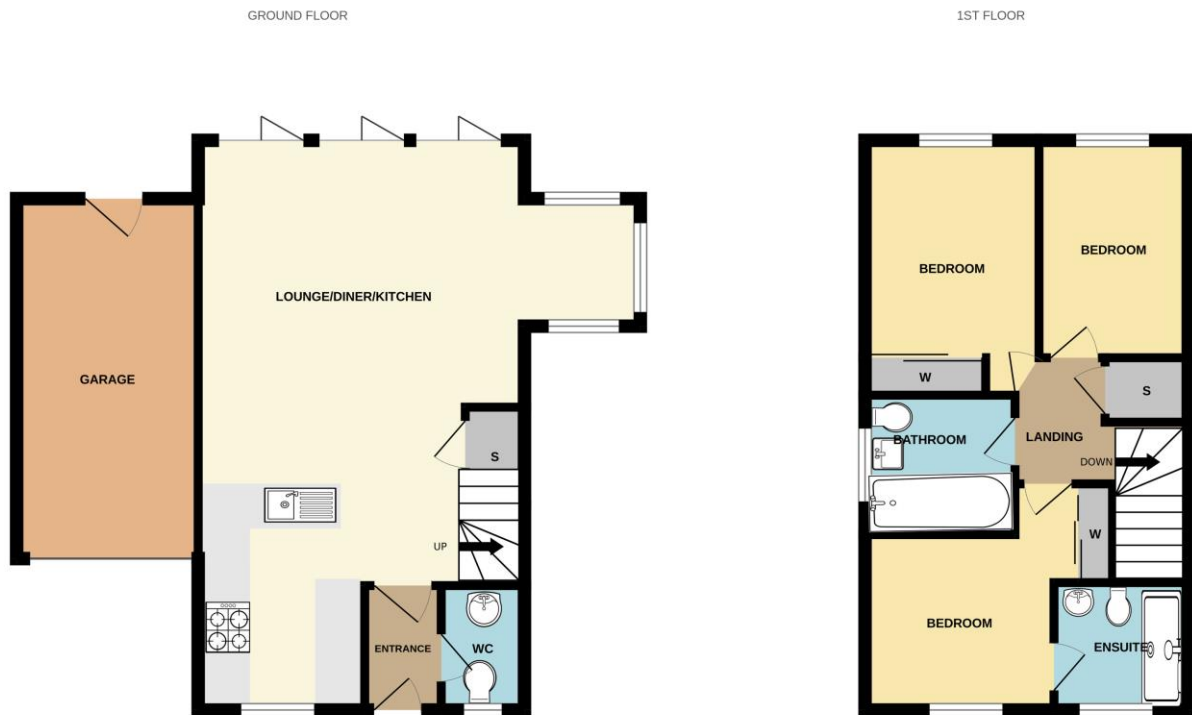


Guide Price: £575,000 - £595,000

41 Gunners Rise, Shoebury Garrison, Shoeburyness, Essex, SS3 9FD



Offering 'Show Home' standard accommodation is this outstanding **THREE BEDROOM DETACHED** family home located within the prestigious and much requested 'Shoeburyness Garrison' location. The home offers impressive Karndean' flooring throughout the ground floor, attractive bay window to the Living Room providing further Living / Dining accommodation with feature bi-fold doors to the rear providing access to the beautiful manicured west facing rear Garden. There is also a Garage and off Road Parking. Viewing of this sensational home is highly recommended.



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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- *Deceptively spacious THREE BEDROOM DETACHED home offering Parking & Garage presented to Show Home standard*
- *Delightful and much requested 'Shoebury Garrison' with Gunners Rise being the most modern phase of this meticulous development where Grade II listed properties meet ultra-contemporary designed homes*
- *Close to many amenities suitable for family living*
- *Open Plan Ground Floor Living/Kitchen with attractive triple aspect bay window suitable for Dining table*
- *Ground floor Cloakroom/Guest WC, ensuite to main bedroom and four piece family bathroom suite*
- *High quality Karndean flooring to all ground floor accommodation*
- *Attractive West facing rear Garden laid with patio seating area, with courtesy door to garage and side gated access*



Overview: Set within the idyllic 'Garrison' with its Village feel and Historic surroundings this superb family home which has been upgraded and presented to an exceptional standard throughout.

Shoeburyness Garrison is a unique area of national importance. Its history, archaeology and historic buildings with adjacent beaches, parkland and nature reserves make it a fascinating area to live in. In the immediate vicinity there is the 'Iconic Clock Tower' which overlooks the central parade area (Horseshoe Crescent), a Nature Reserve and a quaint Cricket Pitch complete with Pavilion which is utilised by the Southend-on-Sea Cricket club during the Summer months. The Gunners Park Nature Reserve incorporates the Shoebury Old Ranges Site of Special Scientific Interest (SSSI) and the Coastguard Station Grounds Local Wildlife Site.

Set on the outer edge of the development there is Convenience Store and the newly opened 'Lidl'. Located within the heart of the development there is the newly opened (and highly anticipated) 'Cart & Wagon Shed' - which forms part of the Shoeburyness Heritage Centre.

Located within close proximity to The Garrison is the C2C mainline railway which offers direct services to London Fenchurch Street (approx 1 hour), award winning East Beach, Pubs/Restaurants and a range of Primary/Senior Schools.



Entrance via: Canopied entrance with hardwood panelled door inset with pair of high level bevelled edge glazed inserts to;

Reception Hallway: 6' x 4'2" (1.83m x 1.27m) Impressive Karndean flooring. Radiator. Direct access to Kitchen/Living Room. Cornice to smooth plastered ceiling. Further door to;

Ground Floor Cloakroom / Guest WC: 5' x 3' (1.52m x 0.91m) Obscure feature double glazed sash window to front aspect with tiled window sill. The modern two piece white suite comprises concealed cistern dual flush W.C and wall hung vanity wash hand basin with mixer tap over. Attractive contrast tiling to two aspects. Radiator. Extractor fan. Impressive Karndean flooring. Smooth plastered ceiling.

Impressive Open Plan Kitchen/Dining/Family Room; Overall measurement 30'7" (9.32) x 16'2" (4.93) (increasing to 20'6" (6.25) into bay) Staircase providing access to first floor level with spindle balustrade. Panelled door to under stairs storage cupboard with ample storage space and shelving. Almost full width bi-fold doors to the rear providing access to the beautiful manicured rear Garden.



Kitchen/Breakfast Area: Feature double glazed sash window to front aspect with made to measure fitted wood effect shutter blinds. The Kitchen area has been fitted with a comprehensive range of contemporary 'high gloss' eye and base level cabinetry with granite square edge working surfaces over inset with 'one-and-a-quarter' stainless steel sink unit with mixer tap over. Built in eye level 'AEG' electric oven with matching microwave over split level 'AEG' four ring gas hob with extractor canopy over. Under unit lighting. Integrated upright fridge/freezer. Concealed under counter washing machine and dishwasher. The working surfaces extends to provide a generous Breakfast Bar seating area for up to four people. Radiator. Impressive Karndean flooring. Cornice to smooth plastered ceiling with recessed lighting.

Dual aspect Living/Dining Area; Feature 'almost full width' range of double glazed bi-folding doors to the rear aspect leading onto the garden. A wonderful deep square bay window seating area to side aspect, offering triple aspect views, fitted with made to measure fitted wood effect shutter blinds. Impressive 'Karndean' flooring. Two radiators. Cornice to smooth plastered ceiling inset with recessed lighting.

The First Floor comprises

First Floor Landing: 6'1" x 6' (1.85m x 1.83m) Carpeted turned staircase with wall light points. Doors to spacious storage cupboard with shelving and hanging space. Doors to Bedrooms and Family Bathroom. Cornice to smooth plastered ceiling with access to loft space.

Principle Bedroom: 12'11" (3.94) (4.27) (reducing to 10'2" (3.1)) x 10'4" (3.15) (max) (3.25) Feature double glazed sash window to front aspect with made to measure fitted wood effect shutter blinds. Radiator. Built in three door slide'a'robe wardrobe. Coving to smooth plastered ceiling. Door to;

Luxury En Suite Shower Room/W.C: 6'8" x 6' (2.03m x 1.83m) Obscure feature double glazed sash window to front aspect with made to measure fitted wood effect shutter blinds. The modern white suite comprises concealed cistern dual flush wc, suspended vanity wash hand basin with mixer tap over and an independent double width tiled shower enclosure with integrated shower unit with drencher over and hand held and fitted shower screen and wall mounted controls. Chrome ladder style heated towel rail. Shaver point. Partly tiled walls. Attractive contrast tiling to a majority of walls. Smooth plastered ceiling with inset downlighters and extractor fan.

Bedroom Two: 13' x 8'10" (3.96m x 2.7m) Feature double glazed sash window to the rear aspect offering 'partial distant sea glimpses' with made to measure fitted wood effect shutter blinds. Built in fitted two door slide'a'robe wardrobes. Radiator. Coving to smooth plastered ceiling.

Bedroom Three: 10'9" x 7'1" (3.28m x 2.16m) Feature double glazed sash window to the rear aspect with made to measure fitted wood effect shutter blinds and limited distant sea glimpses. Radiator. Coving to smooth plastered ceiling.

Family Bathroom/W.C: 6'10" x 6'3" (2.08m x 1.9m) Obscure feature double glazed sash window to side aspect. The white suite comprises a panelled enclosed bath with wall mounted central control mixer tap with fitted shower screen and drencher style shower head over, suspended wash hand basin with mixer tap over and a concealed cistern dual flush WC. Chrome heated ladder style towel rail. Shaver point. Extractor fan. Attractive contrast tiling to two walls. Smooth plastered ceiling inset with downlighters.

To the Outside of the Property:

Approx 35' (10.67) x 30' (9.14)

The rear garden is accessed via the Living Room/Family Room. The part walled rear garden commences with a generous size paved patio seating area with gated side access. Planted shrubs to sculpted edged borders and established trees. Exterior lighting and water tap. The remainder of the garden is mainly laid to lawn. Part brick wall to side and rear with remainder being fenced. Courtesy door to Garage.

Frontage: The frontage of the property offers a block paved area providing parking space with direct access to;


Pitched roof Garage: 19'11" x 10' (6.07m x 3.05m) Up and Over door. Pitched roof design with part boarded eaves storage space. Power and lighting. Wall mounted 'Potterton' boiler. Obscure glazed door to the rear provides access to Garden.

Tenure: Freehold:

Estate Management Charge; Please note that there is a yearly contribution charge for the upkeep of the entire communal grounds of the Garrison Development. The last annum bill was £246.00.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			89
(81-91) B			
(69-80) C		78	
(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	

Council Tax Band E:
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. 6/17/2024