

*'The Clock House' Chapel Road, Shoebury Garrison  
Freehold Guide Price: £900,000 - £925,000*



  
**HUNT ROCHE**  
GARRISON BUREAU

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

## **Overview:**

**This remarkable Grade II listed home combines rich history with modern living, offering a rare opportunity to own a piece of the prestigious Garrison development. Located beside the iconic Clock Tower, originally part of the Guardroom and Offices (circa 1859-1862), the property overlooks the Horseshoe Parade Ground, set within a formal crescent layout.**

**The area is rich in history and offers fantastic amenities, including a Nature Reserve, a picturesque cricket green used by the Southend-on-Sea Cricket Club during summer, and easy access to the beachfront. Nearby, you'll find Hinguar Primary School, a convenience store, Lidl, and the much-anticipated Heritage Centre, complete with a superb café—perfect for leisurely visits.**

**This spacious single-storey dwelling features FOUR BEDROOMS, including TWO en-suites and a family bathroom, alongside a large modern Fitted Kitchen and an exceptionally spacious 'triple access' open-plan Living Room with a large Dining area. With 12' high ceilings and elegant period details, the home exudes charm, while its expansive loft space provides excellent potential for future development (subject to relevant consents).**

**The beautifully landscaped gardens are thoughtfully divided into three sections, including a secluded patio area, a tranquil courtyard, and a formal seating space perfect for alfresco dining. A detached garage, workshop, and off-street parking for three vehicles add practicality to this picturesque setting.**

**Situated in a sought-after location with easy access to local shops, the train station, and the seafront, this property offers a harmonious blend of historical significance and contemporary comfort.**

**A truly unique and must-see home with huge historical links. Offered with vacant possession – No Onward Chain!**





#### Entrance via:

Canopied walkway with external lighting with attractive arched brick columns providing access to feature black coloured panelled door opening to;



**Entrance Vestibule:** 6'2" x 5'7" (1.88m x 1.7m) Feature high level arched window to side aspect. Period style 'Black and white' tiled flooring. Panelled door providing access to Living Room. Radiator. Impressive 12'5" high with cornice and smooth plastered ceiling with feature chandelier (to remain). Further panelled door to;

**Utility Room (former Guest WC):** 7' x 4'5" (2.13m x 1.35m) Tiled flooring. Corner wash hand basin with mixer tap. Radiator. Tiling to dado height. Impressive 12'5" high coved and smooth plastered ceiling inset with recessed lighting.

**Dual aspect Sitting Room: 20'3" x 17'9" (6.17m x 5.4m)** Pair of sash windows to rear overlooking Horseshoe Parade Ground. Further pair of sash windows to side aspect inset with made to measure shutter blinds. Impressive 'French Oak' solid wood flooring. Four radiators. A beautiful fireplace with stone surround inset with original style wrought iron fireplace inset with gas real flame fire. Part glazed door provides access to Inner Hallway. Impressive 12'5" high coved and smooth plastered ceiling inset with recessed lighting. Ornate wide arched access leads onto:



**Dining Room: 17'9" x 8' (5.4m x 2.44m)** Sash window to rear aspect inset with made to measure shutter blinds. Further pair of high level windows to rear aspect. Impressive 'French Oak' solid wood flooring. Two radiators. Impressive 12'5" high coved and smooth plastered ceiling with feature chandelier (to remain). Panelled door to;

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**Beautiful Kitchen/Breakfast Room:  
15'9" x 11'8" (max) (4.8m x 3.56m (max))**

Pair of sash windows to front inset with made to measure shutter blinds. The Kitchen has been comprehensively fitted with a modern matching range of eye and base level units with feature 'black sparkle' granite working surfaces over inset with single drainer sink unit with mixer tap over. Built in eye level 'Siemens' oven with matching microwave over additional low level 'Bosch' double electric oven. Split level 'AEG' four ring induction hob with double width 'Siemens' stainless steel extractor canopy over with matching worktop black sparkle granite splashback. The range of integrated appliances include 'Bosch' dishwasher and upright fridge/freezer. Pair of pull out spice racks. Further counter top with cabinetry under to adjacent wall. Splashback tiling to worktop areas. Attractive 'sparkle granite effect' tiled flooring. Wine rack. Panelled door provides access to Inner Hallway. Impressive 12'5" high coved and smooth plastered ceiling inset with recessed lighting.



**Inner Hallway:** Overall length 38'11" (11.86) Feature 'French Oak' solid wood flooring. Pair of doors to recessed storage cupboard offering hanging space and shelving with 'WIFI booster equipment box'. Thermostat control panel. Dado rail. Further panelled door to Airing Cupboard housing hot water cylinder. Two radiators. Impressive 12'5" high coved and smooth plastered ceiling with a pair of feature 'lantern' style pendant lighting (to remain). Access to large Loft Space via pull down ladders.



**Agents Note: Loft Space** The expansive loft space, measuring approximately 60' x 30', offers remarkable potential for further development, whether as additional bedrooms, a home office, or a multipurpose area. Its generous size provides flexibility for creative use, but any plans would be subject to the usual planning consents. *Please be aware that due to the property's 'Grade II listing', further restrictions may apply, particularly regarding alterations that could affect the building's historic character or architectural integrity. Therefore further consideration and approval may be required to pursue this potential.*



**Rear Lobby Area:** Feature high level window to side aspect. Pair of multi-pane glazed doors opening onto the rear Garden area. Period style 'Black and white' tiled flooring. Pair of doors to built in cupboards, one of which houses wall mounted boiler. Impressive 12'5" high coved and smooth plastered ceiling with feature 'lantern' style pendant lighting (to remain).



**Main Bedroom Suite: 15'4" x 11'6" (4.67m x 3.5m)** Sash window to rear aspect overlooking Horseshoe Parade Ground inset with made to measure fitted shutter blinds. Impressive 'French Oak' solid wood flooring. Radiator. Impressive 12'5" high coved and smooth plastered ceiling inset with feature chandelier (to remain). Panelled door to;

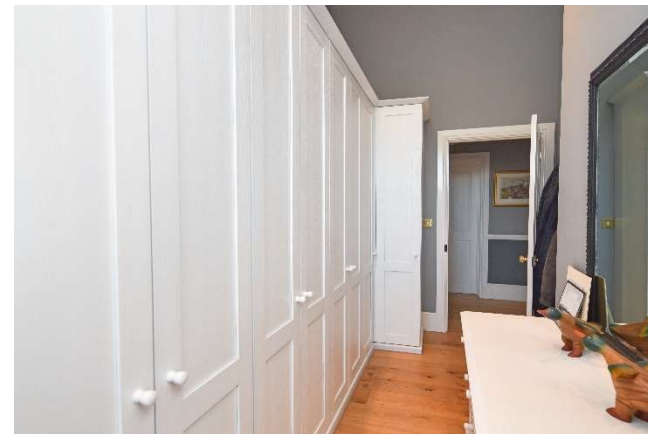
**En-Suite Shower Room: 7'10" x 4'9" (2.4m x 1.45m)** Obscure sash window to rear aspect. The three piece modern white suite comprises 'Roca' oversized pedestal wash hand basin with mixer tap over, low level dual flush WC and a double width shower enclosure with integrated shower units with drencher style shower head and further hand held attachment. Tiled flooring. Radiator. Tiling to all visible walls. Extractor fan. Shaver point. Wall mounted mirror fronted cabinet. Coving to smooth plastered ceiling inset with recessed lighting.



**Dual aspect Guest Bedroom Suite: 12'10" (3.9) x 10'9" (3.28) (reducing to 8'4" (2.54))** Pair of sash windows to rear side aspect with further sash window to rear aspect, inset with made to measure fitted shutter blinds. Impressive 'French Oak' solid wood flooring. Two radiators. Impressive 12'5" high coved and smooth plastered ceiling inset with feature chandelier (to remain). Panelled door to;

**En-Suite Shower Room: 6'7" (max) x 4'9" (2m (max) x 1.45m)** The three piece white suite comprises 'Roca' wall mounted wash hand basin with mixer tap over, low level dual flush WC and a shower enclosure with integrated shower unit. Radiator. Tiling to dado height. Extractor fan. Shaver point. Coving to smooth plastered ceiling inset with recessed lighting.

**Bedroom Three: 14'11" x 8'1" (4.55m x 2.46m)** Sash window to rear aspect overlooking Courtyard Garden area towards Horseshoe Parade inset with made to measure fitted shutter blinds. Impressive 'French Oak' solid wood flooring. Built in two door slide'a'robe wardrobe. Radiator. Impressive 12'5" high coved and smooth plastered ceiling inset with feature chandelier (to remain).



**Bedroom Four / Dressing Room: 14'11" x 7'10" (4.55m x 2.4m)** Sash window to rear aspect overlooking Courtyard Garden area towards Horseshoe Parade inset with made to measure fitted shutter blinds. Impressive 'French Oak' solid wood flooring. The space has been fitted with an extensive range of Built in wardrobes to one aspect, with matching fitted dresser/drawer stack with further three door wardrobe adjacent. Radiator. Impressive 12'5" high coved and smooth plastered ceiling inset with recessed lighting.

**Family Bathroom:**  
**7'4" x 5'10" (max) (2.24m x 1.78m (max))**

The three piece modern white suite comprises panelled enclosed bath with wall mounted central mixer tap with hand held shower attachment, 'Roca' low level dual flush WC and an oversized pedestal wash hand basin with mixer tap over with wall mounted mirror over. Wall mounted electric hand dryer. Radiator. Tiling to dado height. Extractor fan. Shaver point. Coving to smooth plastered ceiling inset with recessed lighting.



**Rear Garden:** The rear Courtyard wrap around Gardens have been thoughtfully designed, providing a blend of functional and aesthetic elements across its sections.

First Section (access via the Rear Lobby of Inner Hallway) Covered Seating Area: Hardstanding patio area with a vaulted covered seating area with exterior lighting, ideal for outdoor relaxation or entertaining. This is open to the main section of the Garden, which offers a comprehensive range of established shrubs and flower beds borders with a good size space for a large Patio Seating Table (to remain). To the rear section of this area there is a walled boundary with gated access to provide access to Horseshoe Crescent and the front of the Garage.





**Workshop: Measuring 17'0 x 6'10"**, Offering huge potential for use as a separate Utility Room or external Storage solutions.

Between the dwelling and the workshop there is a pretty walled 'Secret Garden' area with hardstanding.

From the main section of the Courtyard there is an ornate 'iron gate' connecting this area, serving as both a decorative and practical feature. This provides access to a Formal Seating Area which provides semi secluded and privacy with established shrubs to borders with walled boundaries.

Attractive courtesy door provides access to;

**Garage: 16'9" x 10'1" (5.1m x 3.07m)** Up and over door to front (accessed via Horseshoe Parade). Power and lighting. Smooth plastered ceiling inset with recessed lighting.

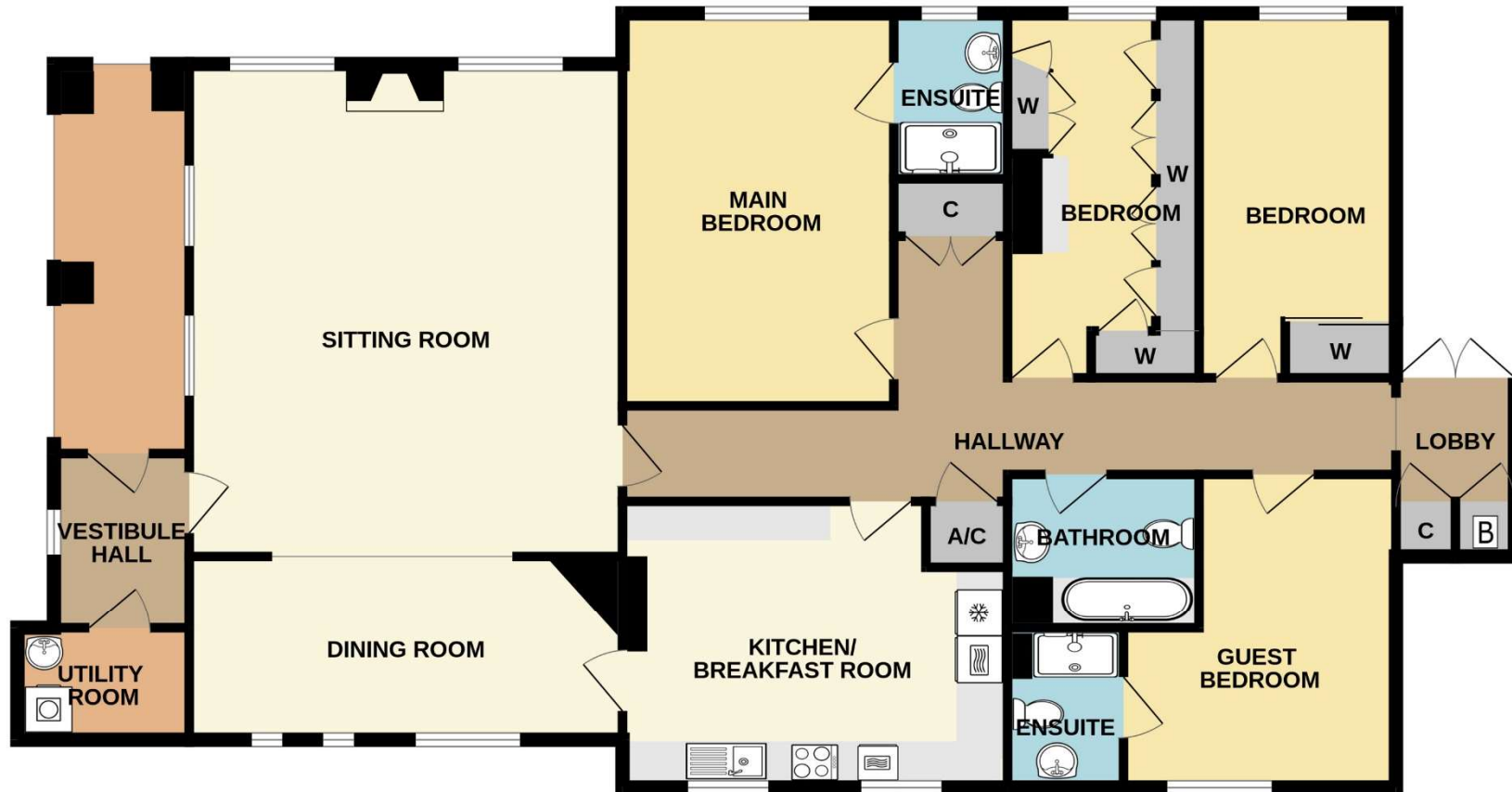


#### **Tenure – Freehold**

Please note that there is an annual charge for the upkeep of all the communal grounds around the site. This is approximately £300 per annum.

# GROUND FLOOR

1665 sq.ft. (154.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

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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Council Tax Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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. 5/22/2025

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