

Est. 1995

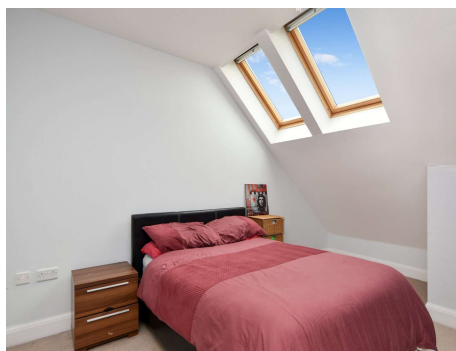
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £360,000**

9 Gunners House, Gunners Rise, Shoeburyness, Essex, SS3 9BW



Set within the historic and highly desirable Shoebury Garrison, this stunning top-floor apartment combines character, space and exceptional views. Offering TWO SPACIOUS DOUBLE BEDROOMS and a stunning TRIPLE ASPECT open-plan Living/Dining & Kitchen the home is designed for modern coastal living with glimpses of the Thames Estuary and outlooks across the iconic cricket pitch and pavilion. With award-winning beaches, open green spaces and London rail connections all within easy reach, it presents the perfect blend of heritage, convenience and lifestyle — available with *No Onward Chain*.



### Overview - Property and Surroundings:

This top-floor apartment offers generous living space and two double bedrooms. Set within the sought-after Shoebury Garrison development, the property is ideally placed for C2C rail links into London as well as award-winning beaches. Available with No Onward Chain.

The apartment is approached via a secure entry phone system leading into a welcoming entrance hallway. From here, you'll find two generously proportioned double bedrooms, the principal complete with wardrobes and an ensuite Shower Room, along with a modern family bathroom. At the heart of the home is a superb open-plan living area, where the sitting, dining and kitchen spaces combine effortlessly. Multiple windows draw in natural light and frame far-reaching views towards the Cricket Pitch & Pavilion with distant sea glimpses and surrounding green open spaces.

Additional benefits include double-glazed windows throughout, gas central heating, beautifully maintained communal gardens, and an allocated parking space.

Gunners House enjoys a prime position within this unique development, steeped in history and overlooking the iconic cricket pitch. Shoebury mainline station is within a short walk, providing direct access to London Fenchurch Street via the C2C line, while award-winning beaches and local amenities are also close by.





**Entrance via:** A secure Entryphone system with dual-opening double-glazed doors provides access to the communal hallway, with stairs serving all floors. Please note, there is no lift within the building.

**Entrance Hallway:** Wall-mounted security entry phone, radiator, and thermostat control panel. Door to airing cupboard housing 'Potterton combination boiler' with linen shelving. Doors to bedrooms, bathroom, and living area. Smooth ceiling with access to loft space.

**Open plan triple aspect Living Room/Kitchen:** Overall measurement 32'10" (10) x 13'4" (4.06)

**Dual Aspect Living Room:** 20'8" x 13'4" > 15'9" (6.3m x 4.06m > 4.8m) Pair of double-glazed windows to the rear aspect enjoy sea glimpses, with an additional double-glazed window to the side offering far-reaching views towards the green and Thames Estuary. A large skylight window further enhances the natural light. Radiator. The interestingly shaped ceiling adds character and individuality to the room. Smooth plastered ceiling. (Some restricted head height).

**Kitchen/Breakfast Area:** 15'8" x 12' (4.78m x 3.66m) Pair of large double-glazed windows to front aspect with lovely views towards the Cricket Green and Pavilion, while a further double-glazed skylight window enhances the natural light. Vinyl flooring. The spacious kitchen area is fitted with a range of eye and base level storage units with roll-edge worktops inset with stainless steel single drainer one-and-a-quarter bowl sink unit with mixer tap. Built-in oven with four ring gas hob over with stainless steel splashback and wall mounted extractor over. Under counter recess for appliances. Washing machine (to remain). Radiator. Feature shaped ceiling adds character and individuality to the room. Smooth ceiling with inset with recessed lighting.

**Bedroom One:** 16'6" x 11'4" (5.03m x 3.45m) Two double-glazed windows to the side aspect enjoy views over the cricket pitch towards the Chapel. Radiator. Pair of doors to low-level wardrobe with hanging space, plus additional twin doors leading to a corner 'walk-in' wardrobe. Door to en-suite. Smooth plastered ceiling. (Please note: the room is of an irregular shape with some restricted head height)



**En Suite Shower Room: 7' x 6'2" (2.13m x 1.88m)** Double-glazed skylight window. A modern white suite comprises a sink unit with mixer tap, dual flush W.C., and a double width tiled shower enclosure with integrated wall-mounted shower. Radiator. Tiling to floor and walls, shaver point, and extractor fan. Smooth ceiling with inset with recessed lighting. (Please note: the room is of an irregular shape with some restricted head height)

**Bedroom Two: 16'3" (4.95) (max including restricted height dormer section) x 12'10" (3.9)** Two double-glazed skylight windows provide excellent natural light. Radiator. Useful wardrobe/storage cubby space. Smooth plastered ceiling. (Please note: The room has some restricted head height)

**Modern Bathroom: 6'10" x 6'3" (2.08m x 1.9m)** The white three piece suite comprises a pedestal sink unit with mixer tap over, dual flush W.C., and a panelled enclosed bath with mixer tap over with additional shower attachment. Radiator. Wall mounted shaver point. Partly tiled walls and flooring. Extractor fan. Smooth ceiling with inset recessed lighting. (Please note: The room has some restricted head height)

**Exterior:** The property has an allocated parking space. The remainder is laid to lawn. There is a brick built bike store and refuse area.

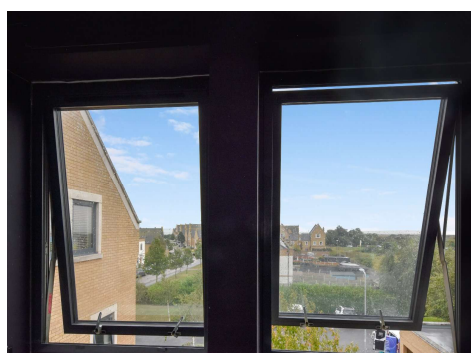
### Tenure & Charges

Leasehold — 125 years from 1st January 2002

Ground Rent: £150 per annum

Service/Maintenance Charge: £474.14 (payable every six months)

*The above information has been provided for guidance purposes only and must be verified by the purchaser's solicitor during the conveyancing process.*





## Council Tax Band C

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. 9/22/2025