

Gunnery House, Shoebury Garrison

Guide Price £475,000 - £500,000



*Gunnery House forms part of the collective heritage assets
within a truly beautiful setting*



Heritage Overview:

Set within the distinguished Gunners House, a magnificent Grade II listed building of historic importance, this exceptional two double bedroom garden apartment seamlessly combines period character with high-quality modern finishes.

Offering a rare opportunity to live in one of Shoeburyness' most desirable settings, the home is just moments from the seafront and coastal walking trails, and is presented in excellent condition throughout.

Location

Shoeburyness Garrison is a unique conservation area of national heritage significance, celebrated for its blend of history, archaeology, parkland and coastal scenery. Landmarks include the Clock Tower, Horseshoe Crescent, a traditional cricket pitch with pavilion, and an expansive nature reserve. Nearby Gunners Park incorporates the Shoebury Old Ranges SSSI and the Coastguard Station Grounds Local Wildlife Site, providing outstanding outdoor leisure opportunities.

The Garrison beachfront is just a few yards away, offering far-reaching views across the Thames Estuary. Local amenities include a convenience store, the newly opened Lidl, welcoming pubs, and **The Cart & Wagon**, a beautifully restored heritage centre with café. A range of restaurants and everyday services are also close at hand. For commuters, **Shoeburyness Station** on the C2C line is nearby, providing direct services into London Fenchurch Street in around one hour. **East Beach**, along with further award-winning coastal leisure facilities, are also within easy reach.

Accommodation:

- Welcoming private courtyard garden with useful external storage.
- Striking dining room with exposed brick vaulted ceiling.
- Elegant living spaces with feature fireplace and split-level lounge/dining area.
- Stylish kitchen/breakfast room with separate utility and guest cloakroom.
- Two spacious double bedrooms, each with fitted wardrobes and en-suite.
- Landscaped communal grounds and two allocated parking spaces.

This is a truly special home — one that embodies heritage, charm and modern elegance in equal measure.

An internal viewing is strongly recommended to fully appreciate the scale, quality and uniqueness of the accommodation on offer.

Entrance via:

Steps lead down from the communal area to a charming private courtyard garden area, providing a sheltered and characterful outside space. From here, a door gives access to a generous brick-built external storage room with lighting, ideal for bikes, garden furniture or additional household storage. Attractive period brickwork, wrought iron railings, and planted pots add to the sense of charm and history that runs throughout this unique property.



Entrance via:

Hardwood door inset with a pair of obscure glazed inserts to;

Grand Entrance Hall: 28'8" (8.74) x 7'5" (2.26) (max) (max reducing to 3'9" (1.14) (1.14))

An impressive Reception Hallway with a striking multi-pane original sash window to the front aspect. The space features radiators and original-style panelled doors, one opening to a generous storage cupboard housing the megaflow tank with shelving, with further original panelled doors providing access to the Kitchen, Bedrooms and Sitting room. The floor is laid with an elegant black-and-white chequerboard patterned tile, adding real character. Further access to spacious Guest Cloakroom/WC. Coving to smooth plastered ceiling.



Guest Cloakroom/WC: 8'2" x 2'11" (2.5m x 0.9m)

The modern white suite comprises a recessed niche inset with suspended wash hand basin and mixer tap, together with a dual flush WC. Radiator. Partly tiled walls. Tiled flooring. Coving to smooth plastered ceiling.



Kitchen/Breakfast Room: 13'6" x 12'5" >13'10" (4.11m x 3.78m >4.22m)

Pair of arched multi-pane sash windows overlooking the courtyard seating area provide excellent natural light. The Kitchen is fitted with a comprehensive range of eye and base level cabinetry with square edge laminate marble effect working surfaces over, inset with a one-and-a-half bowl porcelain sink unit and mixer taps. A range of integrated appliances include an eye level 'Samsung' vertically stacked microwave and self cleaning oven unit, 'Caple' split-level four ring gas hob with feature 'printed glass splashback' and stainless-steel extractor canopy above, together with dishwasher. Freestanding upright 'Samsung' fridge/freezer with water dispenser (to remain). Concealed under-unit lighting. The worksurface area extends Radiator. High-quality 'Amtico' wood-effect flooring. Coving to smooth plastered ceiling with recessed lighting. Step leading down to the formal Dining Room area. Original panelled door to;

Laundry Room / Utility: 5'10" x 5'6" (1.78m x 1.68m)

The convenient 'Walk-in' Utility/Laundry Room is fitted with a base level unit with working surfaces over, incorporating an undercounter recess with plumbing for washing machine. The seller has advised that the 'Siemens' washing machine and 'Beko' tumble dryer are to remain included within the sale. Further upright cupboard. Wall-mounted Vaillant' boiler. Splashback tiling. High-quality 'Amtico' wood-effect flooring. Coving to smooth plastered ceiling inset with recessed lighting.



Heritage Dining Hall: 14'9" x 13'3" (4.5m x 4.04m) The focal point is the original exposed brick groin-vaulted ceiling—two intersecting barrel vaults in London-stock brick that spring from the side walls and meet to form a striking cross. Brick courses run in continuous concentric rings giving wonderful texture and depth; a central plastered panel with light fitting accentuates the geometry. High-quality 'Amtico' wood-effect flooring. Radiator. Step up to the adjoining Living Room and Kitchen/Breakfast Room.



Formal Sitting Room: 20'7" x 14' (6.27m x 4.27m)

Pair of impressive large arched multi-pane sash windows with westerly facing outlook. Two radiators. A striking feature fireplace with a wooden surround and mantle shelf, set around a black cast iron inset with an arched opening and decorative detailing and black tiled hearth, with the overall design blending period charm and warmth. The room is well-proportioned and filled with natural light, offering excellent space for formal or relaxed living. Coving to smooth plastered ceiling.

Original panelled door leading to the rear area of the Hallway.



Main Bedroom Suite: 13'4" x 14' >12'5" (4.06m x 4.27m >3.78m)

A beautifully appointed principal bedroom offering both style and functionality. Pair of impressive large arched multi-pane sash windows to the west-facing front aspect, each set above radiators. The room is enhanced by a range of built-in, floor-to-ceiling sliding wardrobes fitted to two walls, providing extensive storage. A generous double room with space for additional freestanding furniture. Coving to smooth plastered ceiling.

Original style panelled door to;

Ensuite Shower Room: 6'1" x 5'7" (1.85m x 1.7m)

The upgraded three-piece suite comprises an independent tiled shower cubicle with a wall-mounted body jet style shower unit, pedestal wash hand basin with mixer tap, and a dual flush WC. A wall-mounted mirror-fronted cabinet with pelmet lighting sits above the basin, complemented by a near full-height fitted mirror to one aspect. Partly tiled walls with a decorative border inlay and tiled flooring. Ladder-style heated towel rail. Smooth plastered ceiling inset with recessed lighting.



Versatile Guest Bedroom Suite: 13'9" x 12'5" >14'1" (4.2m x 3.78m >4.3m)

Pair of feature large arched-shaped multi-pane sash windows, each set above radiators. Built-in floor-to-ceiling mirror-fronted sliding wardrobes provide excellent storage. The room offers generous proportions and is currently arranged with a workspace area, making it versatile for use as a bedroom or home office. Coving to smooth plastered ceiling. Original style panelled door to;

Ensuite Guest Shower Room: 5'7" x 5'1" (1.7m x 1.55m)

The contemporary white three-piece suite comprises a sleek vanity wash hand basin with mixer tap over and storage beneath, dual flush WC, and a large walk-in glazed shower enclosure finished with smooth modern wall panelling, incorporating integrated chrome fittings including a handheld attachment and overhead drencher-style shower, and central 'drain-away'. Wall-mounted mirror-fronted cabinet with pelmet lighting over. Ladder-style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

Exterior: A well maintained Communal Garden area.

Parking: The property benefits from the advantage of TWO allocated parking spaces, conveniently positioned to the rear of the block, providing easy and direct access to the front entrance of Flat 1.

Tenure & Charges

- **Tenure:** Share of Freehold
- **Ground Rent:** To be confirmed
- **Service Charge:** £150.00 per month, payable to the Gunnery House Management Committee
- **Garrison Upkeep Fee:** Contribution towards the upkeep of the wider Garrison communal grounds. Most recent charge: £156.59 (payable every six months)





Council Tax Band D

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.
10/7/2025 - SHO250084



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