

Est. 1995

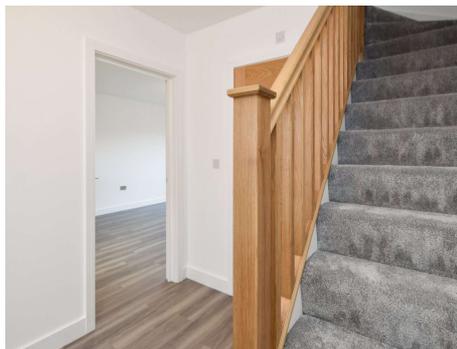
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £495,000**

4 Artillery Place, New Garrison Road, Shoeburyness, Essex, SS3 9BJ



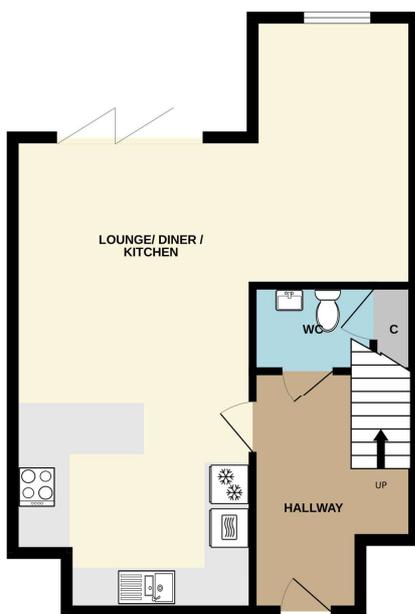
**This Brand-New Contemporary Family Home boasts FOUR BEDROOMS offering superior fixtures and fittings throughout. Enjoy a luxury family bathroom, en-suite to the main bedroom, and ground floor cloakroom/WC. The high-gloss kitchen features Quartz work surfaces, a spacious breakfast bar, and integrated Neff & Bosch appliances. The open-plan family room/diner opens to the garden through bifold doors, while underfloor heating, Amtico flooring, and high-quality carpets add comfort and style. Located near schools, shops, and the beachfront, this home perfectly balances modern living with coastal charm.**

**Overview:**

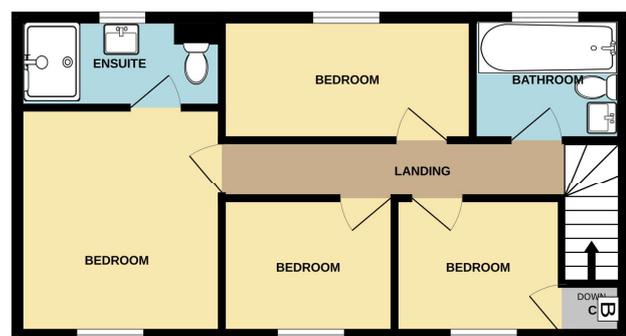
Situated on the approach to the highly desirable Shoebury Garrison, an area rich in history. The nearby Shoebury Hotel, dating back to 1899, now serves as a rustic brasserie and wine bar. Residents enjoy parks, fishing ponds, restaurants, and pubs, with Southend Airport just a 20-minute drive away. The home is also within the catchment for Hinguar Primary School and Shoeburyness High School, and moments from shopping facilities and the beachfront.

This stunning FOUR BEDROOM home offers superior fixtures and fittings throughout, blending style and comfort seamlessly. Inside, you'll find a luxury family bathroom, en-suite to the main bedroom, and a ground floor cloakroom/WC. The high-gloss kitchen features Quartz work surfaces, a spacious breakfast bar, and fully integrated Neff & Bosch appliances. The open-plan family room/diner flows to the rear garden through bifold doors, creating a bright, airy entertaining space. Enjoy underfloor heating (individually controlled), Amtico flooring on the ground floor, and high-quality carpets upstairs.

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Entrance:** Composite door to;

**Entrance Hallway:** Stairs rising to first floor accommodation. Underfloor heating. Amtico flooring. Smooth plastered ceiling. Door through to Living Room/Kitchen/Family Room & further door to;

**Ground Floor Cloakroom: 6'1" x 5' (1.85m x 1.52m)** Fitted with a two piece suite comprising concealed cistern WC and vanity wash hand basin with mixer tap and cupboard beneath. Part tiling to walls. Extractor fan. Underfloor heating. Amtico flooring. Smooth plastered ceiling.

**Living Room/Kitchen/Family Room: 24' x 20'11" (7.32m x 6.38m)**

**Living/Family Area:**

Bi-folding double glazed doors to rear aspect providing access to the garden. Further double glazed window to rear aspect. Television aerial point. Underfloor heating. Amtico flooring. Smooth plastered ceiling.

**Kitchen Area:**

The Kitchen comprises of high gloss fitted eye and base level units with Quartz working surfaces over with one and a half bowl sink unit inset with mixer tap over. The range of integrated appliances include 'Neff' double oven, electric hob and extractor canopy with additional 'Bosch' dishwasher, washing machine and fridge/freezer. Integrated wine rack. Underfloor heating. Amtico flooring. Smooth plastered ceiling.

**Landing:** Access to loft space. Underfloor heating. Smooth plastered ceiling. Doors off to first floor rooms.

**Main Bedroom: 11'6" x 10'2" (3.5m x 3.1m)** Double glazed window to front aspect. Underfloor heating. Smooth plastered ceiling. Door through to;

**En Suite: 10' x 3'10" (3.05m x 1.17m)** Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising built-in shower cubicle with rainwater shower head and additional hand held attachment. Vanity wash hand basin with mixer tap and cupboard beneath. Concealed cistern W.C. Part tiling to walls. Chrome heated towel rail. Tiled flooring. Smooth plastered ceiling.

**Bedroom Two: 9'11" x 8'7" (3.02m x 2.62m)** Double glazed window to front aspect. Underfloor heating. Smooth plastered ceiling.

**Bedroom Three: 13'3" x 6'9" (4.04m x 2.06m)** Double glazed window to rear aspect. Underfloor heating. Smooth plastered ceiling.

**Bedroom Four: 9'11" x 8'7" (3.02m x 2.62m)** Double glazed window to front aspect. Built-in cupboard housing boiler. Underfloor heating. Smooth plastered ceiling.

**Family Bathroom: 7' x 6' (2.13m x 1.83m)**

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising panel enclosed bath with shower unit over and shower screen. Vanity wash hand basin with mixer tap and cupboard beneath. Concealed cistern W.C. Chrome heated towel rail. Tiled walls. Tiled flooring. Smooth plastered ceiling with downlights.

**To The Outside of the Property:**

The front of the property provides off road parking for two vehicles.

**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. 2/25/2025