



*Gunners Rise, Shoeburyness, Garrison Location*  
Guide Price £825,000 - £850,000



## **Shoeburyness Garrison – A Historic Setting with Coastal Charm**

Overlooking a beautiful central green that leads down to the Nature Reserve, this home enjoys side views toward the Kent coastline and offers a peaceful, picturesque setting. It also falls within the catchment area for the highly regarded Hinguar Primary School, making it a fantastic choice for families.

Step inside this beautiful home, offering access to a stylish guest cloakroom/WC, a separate formal dining room with open views to the front, and a stunning kitchen/family room that truly forms the heart of the property. The sensational open plan Kitchen/Family Room features a large central island, inset sink, and a full range of integrated appliances. A bank of nearly full-width bi-fold doors opens seamlessly onto the private rear garden, creating an ideal indoor-outdoor flow for both entertaining and everyday living.

On the first floor, a beautiful Sitting Room to the front enjoys tranquil views across the central green and offers direct access to a private balcony. This level also features a generous Guest Bedroom suite with fitted wardrobes and a modern En-suite Shower Room, a contemporary Family Bathroom, and a spacious additional bedroom — formerly two separate rooms, now combined to create a flexible and expansive space.

The home benefits from a semi-secluded garden that has been professionally landscaped for ultra-low maintenance and finished with premium artificial lawn together with a paved patio seating area.

The top floor is dedicated to the luxurious principal bedroom suite, complete with fitted wardrobes, a modern four-piece en-suite bathroom, and French doors opening onto a private balcony with elevated views of the Thames Estuary and surrounding green space.

A further spacious double bedroom on this floor also enjoys panoramic outlooks, completing the home's versatile and thoughtfully planned layout. Externally there is ample off road parking for up to four vehicles and a Garage.

Located within the most modern phase of the prestigious Gunners Rise development, this home benefits from a rare blend of Grade II listed architecture and striking contemporary design. The setting is superb — within walking distance of Shoeburyness mainline station (with direct services to London Fenchurch Street), excellent schools, local amenities, and the scenic Beach. This is a truly exceptional home in an enviable location.



**Entrance via:** Part recessed canopied entrance via a hardwood panelled door inset with spyhole providing access to;

**Reception Hallway:** Turned staircase with spindle balustrade, fitted with a central stair runner secured by decorative carpet rods, providing access to the first floor landing with 'half landing' feature double glazed sash window to side aspect. Thermostat control panel. Door to under stairs storage cupboard. Radiator. Thermostat control panel. Laminate wood effect flooring. Doors to Dining Room/Snug and Ground Floor Guest WC. Smooth plastered ceiling. Further door to;



Beautiful Open plan Kitchen/Diner/Family Room: 20'5" x 16'4" (6.22m x 4.98m)

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Impressive set of almost full width double glazed bi-fold doors open onto the rear garden. Feature large double glazed window pane to side aspect. The Kitchen is fitted with a comprehensive range of eye and base level cabinets with square edge working surfaces over. The Kitchen is fitted with a range of AEG appliances including pair of eye level ovens with matching microwave over. Split level 'four ring' gas hob with glass splash back and concealed extractor fan over. Feature full height 'pull out' spice rack.

The focal part of the room is a lovely 'oversized' central island inset/Breakfast Bar Seating area inset with porcelain 'one-and-a-quarter' sink unit with mixer tap over and grooved drainer with range of cupboards under, inset with integrated dishwasher and large shelving opening. Pair of doors to Utility Cupboard with space and plumbing for washing machine/tumble dryer. Courtesy door to side providing access to the Garage. Attractive 'wood effect' tiled flooring with feature underfloor heating. Smooth plastered ceiling inset with recessed lighting with feature pendant lighting to one aspect.



**Dual Aspect Dining Room / Snug: 15'11" (4.85) (max into bay) x 16'5" (4.95)** Feature square bay inset with sash double glazed windows to front and side aspects with views towards the open Greensward and the statement 'Cannon' of the Garrison development, inset with made to measure fitted shutter blinds. Further double glazed sash window to side aspect. Radiator. Laminate wood effect flooring. Smooth plastered ceiling.





**Ground Floor Cloakroom / Guest WC:** 7'9" x 3'2" (2.36m x 0.97m) The modern white suite comprises concealed cistern dual flush WC and wall hung wash hand basin with mixer tap over. Attractive feature tiling to two aspects. Radiator. Smooth plastered ceiling inset with recessed lighting.

**The First Floor Accommodation comprises**



**Spacious Landing:** Further turned staircase with spindle balustrade, fitted with a central stair runner secured by decorative carpet rods, provide access to the second floor landing with 'half landing' feature double glazed sash window to side aspect. Radiator. Door to large walk in airing cupboard (6'1 x 2'6) inset with shelving and ample hanging space. Wall light point. Doors to Formal Sitting Room, two bedrooms and Family Bathroom. Smooth plastered ceiling.



**Formal Sitting Room: 16' (4.88) (into bay) x 16'3" (4.95)**  
 Feature double glazed sash windows to front aspect providing views over the open Green and Cannon, with further side views towards the sea and the Kent coastline. Double glazed door to side aspect providing access to Balcony seating area (adjoining to Guest Bedroom). Feature fireplace surround with ornate mantle over. Double glazed ash window to side aspect. Pair of radiators. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.











**Guest Bedroom Suite / Bedroom Two: 12'5" (3.78) (reducing to 9'7" (2.92)) x 11'9" (3.58)**

Pair of double glazed french doors to front aspect opening onto the balcony with double glazed feature sash windows to either side. Doors to a pair of fitted cupboards/wardrobe with hanging space and shelving. Radiator. Smooth plastered ceiling with access to roof space. Door through to;

**En-Suite Shower Room: 9'8" x 6'9" (max) (2.95m x 2.06m (max))**

Obscure double glazed sash window to rear with tiled window sill. The modern white three piece suite comprises of an attractively tiled double width shower tray with wall mounted controls with rainfall shower head above and separate hand held shower head and fitted shower screen, suspended wash hand basin with mixer tap and concealed cistern dual flush wc. Recessed cabinet. Ladder style heated towel rail. Smooth plastered ceiling with recessed lighting.



**Balcony Area: 10'5" x 4'5" (3.18m x 1.35m)**

Brick lower wall inset with wrought iron feature balustrade. This area is accessed via Sitting Room and Guest Bedroom

**Family Bathroom:**

**7'5" x 6'5" (max) (2.26m x 1.96m (max))**

The superb bathroom comprises a panelled enclosed bath with rainfall shower head, with wall mounted controls and fitted shower screen, vanity top wash hand basin with contemporary mixer tap over with drawer under and concealed cistern dual flush wc. Shaver point. Ladder style heated towel rail. Contemporary partly tiled walls. Ceiling mounted extractor fan. Ceramic tiled flooring. Smooth plastered ceiling with recessed lighting.



**Bedroom Four & Bedroom Five: 17'6" x 8'11" (5.33m x 2.72m)**

Pair of feature double glazed sash window to rear aspect with views towards the Thames Estuary/Beach. Two radiators. Laminate wood effect flooring. Smooth plastered ceiling.

*(Agents Note; Please note that the original layout of the home has been altered. Bedroom Four & Bedroom Five have had the dividing stud wall removed to create a large Bedroom. The original doors to both bedrooms remain, therefore this arrangement can easily be reinstated if required by an interested buyer).*

**The Second Floor Accommodation Comprises**

**Landing:** Doors provide access to the Principal Bedroom & Bedroom Three. Smooth plastered ceiling.







**Principle Bedroom Suite: 16'4" (4.98) (max) x 14'10" (4.52) (max)** Pair of double glazed french doors to front aspect opening onto the balcony with double glazed sash windows to either side, with views over the Greensward and offering side views towards the Thames Estuary and Kent coastline. Laminate wood effect flooring. Radiator. Built in two door 'slide'a'robe wardrobe. Smooth plastered ceiling. Door through to;

**Four piece En-Suite Bathroom: 9'10" x 5.6 (max) (3m x 5.6 (max))** The en-suite comprises of a double width shower tray with wall mounted controls with rainfall shower head above and separate hand held shower head with fitted shower screen, panelled enclosed bath with wall mounted controls with rainfall shower head above and separate 'pull out' hand held shower head and fitted shower screen, suspended wash hand basin with mixer tap and concealed cistern flush dual wc. Recessed cabinet with shelving. Shaver point. Contemporary tiling to three aspects. Ladder style heated towel rail. Smooth plastered ceiling with recessed lighting.





**Bedroom Three: 16'4" x 11'9" (4.98m x 3.58m)**

Feature double glazed sash windows to rear aspect. Radiator. Laminate wood effect flooring. Smooth plastered ceiling with access to loft space.

**To The Outside of the Property:**





The pretty rear Garden is approached via the five-door bi-fold doors from the Kitchen/Diner/ Family Room and commences with an attractive patio seating area which extends to the rear of the garage and sideways access. The central area of the Garden has been laid with astro-turf with flower beds inset with attractive shrubbery. Gated side access. Exterior lighting and outside tap. Attractive pitched roof covered Pergola to the corner of the Garden (to remain). Double glazed obscure 'Courtesy door' provides access to;





**Garage: 19'9" x 10'3" (6.02m x 3.12m)**

Up and over door to front. Worktop space with appliance space under. Power & lighting. Obscure double glazed door providing access to rear Garden. Smooth plastered ceiling.

**Frontage:**

To the front is a block paved driveway leading to both the entrance door and garage and provides off street parking for to four vehicles. Further 'artificial' lawned area to the front of the area. Exterior water tap.

Council Tax Band G

Ref; 250167

PRELIMINARY DETAILS – AWAITING VERIFICATION

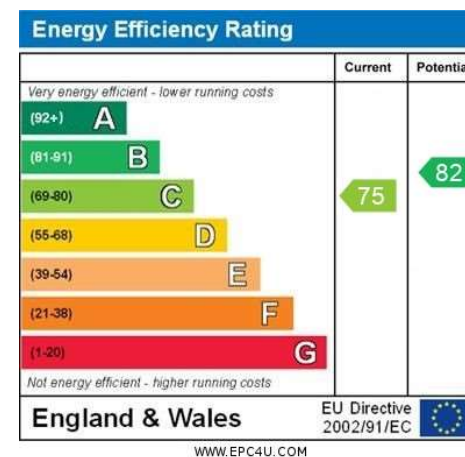








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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