

Est. 1995

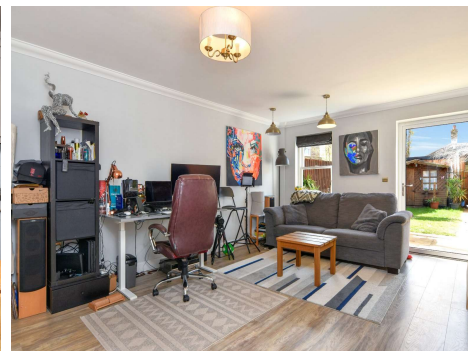
HUNT ROCHE

The Estate Agent

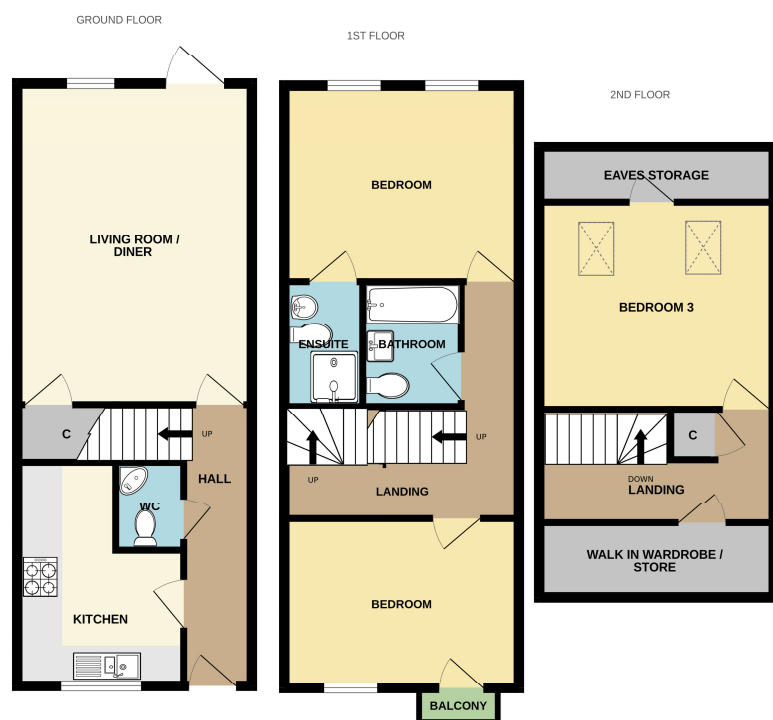


Asking Price: £450,000

26 Horseshoe Crescent, Idyllic Shoebury Garrison, Shoeburyness, Essex, SS3 9WL



Set over three floors and located within the idyllic 'Garrison' development, known for its village feel and historic surroundings this attractive home enjoys a peaceful cul-de-sac position just off the historic 'Horseshoe Parade'. The property offers THREE DOUBLE BEDROOMS, including a principal bedroom with en-suite, an upgraded family bathroom, and a convenient ground floor guest WC. A charming south/westerly facing garden adds to its appeal, providing a perfect outdoor retreat. Set within a desirable development, this home is not to be missed. Offered with No Onward Chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- A Beautiful Home in the Historic Shoebury Garrison which dates back to the mid-1800s.
- Ground floor Cloakroom/Guest WC
- Bright and spacious Living/Dining Room with larger-than-average double glazed doors leading to the garden
- Three double bedrooms, including a principal bedroom with en-suite shower room
- A beautifully upgraded family bathroom
- Pretty south-west facing rear garden – perfect for enjoying afternoon sun
- Allocated parking plus visitor parking spaces
- This charming development offers a unique lifestyle surrounded by character and coastal beauty.
- Proximity to the iconic Clock Tower and the Central Parade, both rich in local heritage
- Nearby Nature Reserve and a well-maintained Cricket Green, home to Southend-on-Sea Cricket Club in summer
- A short stroll to the beachfront, East Beach, and the picturesque Heritage Centre with a lovely café
- Local amenities including Hinguar Primary School, a convenience store, and Lidl supermarket
- Excellent transport links with Mainline railway access to London Fenchurch Street in approx. 1 hour
- Offered with No Onward Chain



Overview:

Horseshoe Crescent is a highly desirable location within the much-requested and historic Shoebury Garrison, dating back to the mid-1800s.

Nestled in this characterful setting, the property enjoys proximity to the iconic Clock Tower overlooking Central Parade, as well as nearby green spaces including a nature reserve and a well-maintained cricket green used by Southend-on-Sea Cricket Club in the summer months.



The highly desirable and much requested area offers a wonderful lifestyle, with the beachfront, the beautiful Heritage Centre and café just a short stroll away. Hinguar Primary School sits on the edge of the development, along with a convenience store and Lidl.

The Garrison is also well placed for commuters, with a mainline railway station offering direct services to London Fenchurch Street in approximately one hour. Award-winning East Beach, a selection of pubs and restaurants, and both primary and senior schools are all within easy reach.

The home itself is arranged over three floors and features an entrance hallway, ground floor cloakroom/guest WC, a fitted kitchen, and a delightful living/dining room with large double-glazed door opening onto a charming southwest-facing garden.

Over the first and second floors there are three double bedrooms, including a principal bedroom with en-suite shower room, and a spacious upgraded family bathroom. Additional benefits include allocated parking and visitor spaces.



The Accommodation comprises

Entrance via: Approached via an open columned porchway with courtesy light. Panelled hardwood door leading to;

Entrance Hallway: 16'11" x 3'3" (5.16m x 1m)

Stairs rising to first floor accommodation. Radiator. The flooring commences with a tiled entrance area which continues with laminate wood effect flooring. Panelled door to Kitchen and Living Room. Thermostat control panel. Smooth plastered ceiling. Further panelled door to;

Ground Floor Cloakroom/Guest WC: 4' x 3'4" (1.22m x 1.02m)

The suite comprises a dual flush w/c and bespoke 'stone' shaped counter top wash hand basin with mixer tap over. Wall mounted extractor fan. Attractive partly tiled walls with floor tiling. Smooth plastered ceiling.

Living Room / Dining Room: 16'10" x 13'1" (5.13m x 4m)

Double glazed sash window to rear. Feature 'wider than average' uPVC double glazed door opening to rear garden. Panelled door to under stairs storage cupboard. Feature fireplace surround with mantle over with tiled backplate and hearth. Two radiators. Laminate wood effect flooring. Coving to smooth plastered ceiling.

Kitchen: 12'7" (3.84) (3.78) (max) x 9'6" (2.9) (2.82) (max) (L-Shape)

Double glazed sash window to front aspect. The Kitchen comprises of a range of eye and base level units to two aspects with square edge work surfaces over inset with stainless steel one-and-a-quarter stainless steel sink with mixer tap over. Built in double oven with four ring 'Brandt' gas hob with stainless steel extractor canopy over. Under counter recess for washing machine. Further space for upright fridge/freezer. Radiator. Splash back tiling. Smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation Comprises

Landing: Stairs to second floor accommodation, with spindle balustrade. Radiator. Panelled doors to Bedroom One and Three and Family Bathroom. Smooth plastered ceiling. Further panelled door to;

Main Bedroom: 13'2" x 9'10" (4.01m x 3m)

Pair of double glazed sash windows to rear aspect. Radiator. Laminate wood effect flooring. Smooth plastered ceiling. Panelled door to;

Ensuite Shower/ WC: 6'10" (max) x 3'7" (2.08m (max) x 1.1m)

The fully tiled ensuite comprises a vanity wash hand basin with mixer tap over and storage cupboard under, low level flush w/c, and tiled shower cubicle with integrated shower units with drencher style shower head over and hand held attachment. Ladder style heated towel rail. Extractor fan. Shaver point. Tiled flooring. Smooth plastered ceiling with recessed lighting.

Bedroom Three: 13'2" x 9'10" (4.01m x 3m)

Double glazed sash window to front aspect. Double glazed door to walled balcony area. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling.

Bathroom: 6'7" x 5'6" (2m x 1.68m)

The white bathroom suite comprises vanity wash hand basin with mixer tap over with pair of drawers under, low level concealed cistern dual flush w/c and a panelled enclosed bath with central control mixer tap with hand held shower attachment and fitted shower screen. Ceiling mounted extractor fan. Ladder style heated towel rail. Wall mounted shaver point. Contemporary style tiling with matching floor tiling. Smooth plastered ceiling with recessed lighting.

The Second Floor Accommodation Comprises

Landing: Radiator. Panelled door to large walk-in wardrobe 13'2 x 4'2 (some restricted head height) fitted with shelving and hanging space. Panelled door to cupboard housing wall mounted 'Valliant' boiler servicing both central heating and domestic hot water. Smooth plastered ceiling. Further panelled door leading to;

Bedroom Three: 13'2" (4.01) x 11'4" (3.45) (some restricted head height)

Pair of 'Velux style' double glazed windows to rear aspect. Radiator. Door to large Eaves storage cupboard. Smooth plastered ceiling.

To the Outside of the Property:

The rear garden measures approx 45ft and is approached via the Living Room/Dining Room and commences with patio seating area with pathway running the length of the Garden to the gated rear access. with the remaining section of the garden laid to lawn with shrubs to borders. Fencing to all boundaries. External power sockets. Timber framed shed to the rear of the Garden (to remain).

Parking space (allocated).

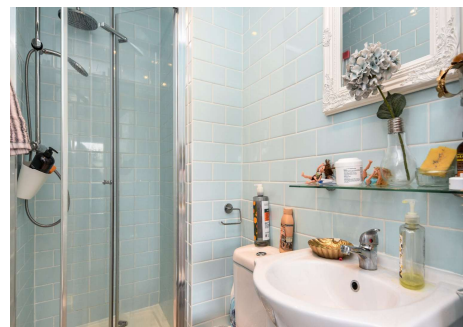
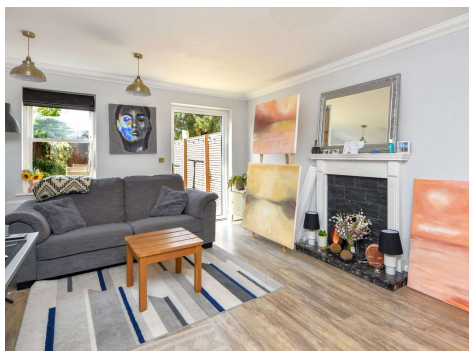


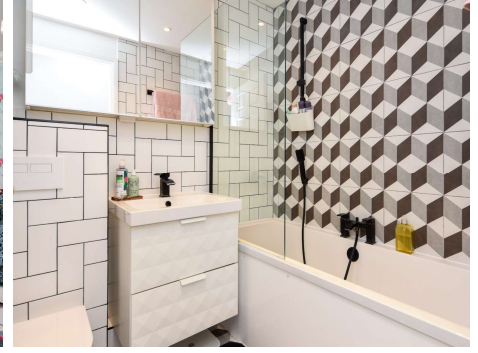
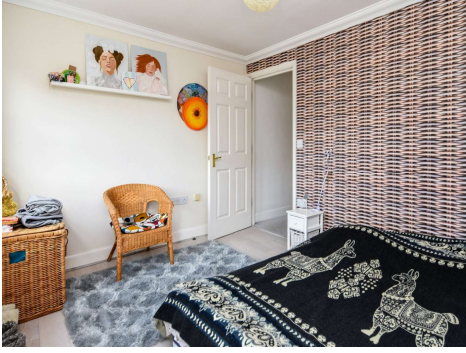
Agents Note: Upkeep Service Charge

Please note that there is an annual service charge for the upkeep of the communal grounds around the Garrison development is approx. £300 per year. Please note that this figure is provided for guidance purposes only and any interested party will need to have this verified via their instructed solicitor/conveyancer.

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. 4/23/2025