



*Horseshoe Crescent, Shoeburyness, Garrison Location*  
*Asking Price £450,000*



## **Historic Charm Meets Modern Living – A Truly Unique Home at Horseshoe Crecent**

Located within the original phase of The Shoebury Garrison development, this exceptional coach house-style residence enjoys a character-rich, coastal setting just a short stroll from the award-winning East Beach, Shoeburyness station (with direct links to London Fenchurch Street), and a range of excellent schools including the highly regarded Hinguar Primary School.

Positioned in a quiet cul-de-sac off Horseshoe Crescent, the property boasts views of the iconic Clock Tower and Central Parade and offers immediate access to green spaces such as a nature reserve and the picturesque cricket green used by Southend-on-Sea Cricket Club during the summer months.

This beautifully appointed home is ideal for families, young professionals, or commuters seeking something truly special — a home that combines space, style, and a lifestyle steeped in history.

### **Property Features:**

- Stylish Coach House-style home with character and charm
- Spacious Living Room / Dining Room perfect for entertaining
- Three Double Bedrooms, including one with an en-suite shower room
- Modern Family Bathroom and separate Guest Cloakroom/WC
- Fabulous Composite Decked Balcony/Terrace overlooking a private, part-walled rear garden
- Large Garage with power and lighting, plus allocated parking space
- Located just minutes from East Beach, open green spaces, and Heritage attractions

### **Key Lifestyle Highlights:**

- Excellent Transport: Walk to Shoeburyness station – direct trains to London in ~1 hour
- Top Schools: In catchment for Hinguar Primary and close to Shoeburyness High School
- Everyday Essentials: Lidl, convenience stores, pubs, cafés, and restaurants nearby
- Coastal Living: Steps from East Beach, the Heritage Centre, and community green spaces
- Unique Setting: Live in a characterful historic location with all modern conveniences

This truly outstanding home offers the best of both worlds — historic coastal charm and contemporary comfort — in one of Southend's most desirable and iconic neighbourhoods.

**Entrance:**

Located to the ground floor level there is access to a personal External Storage Cupboard under the staircase and personal Garage.

Approached via a staircase with wrought iron effect balustrade /railings to the First Floor level.

Hardwood panelled door with double glazed panels above' provides access to;

**Entrance Hallway: 18' x 6'10" (5.49m x 2.08m)**

Stairs rising to upper floor accommodation with spindle balustrade with door to under stairs storage cupboard. Attractive laminate wood effect flooring. Radiator. Panelled door to cupboard housing utility meters. Panelled doors to Living Room and Guest Bedroom. Smooth plastered ceiling. Further panelled door to;

**Cloakroom W/C: 4'11" x 3'2" (1.5m x 0.97m)**

The white two piece suite comprises low level flush w/c and corner suspended wash hand basin with tiled splashbacks. Laminate wood effect flooring. Radiator. Smooth plastered ceiling inset with recessed lighting.

**Dual aspect Living Room / Dining Room: 19' (5.8) (max) x 18'3" (5.56) (reducing 12'9" (3.89))**

Panelled door to Kitchen. Pair of uPVC double glazed doors providing direct access to the Balcony seating area with steps leading down to the private Garden. Feature wooden framed double glazed sash style windows to rear and side aspects. Laminate wood effect flooring. Two radiators. Smooth plastered ceiling.

**Balcony / Terrace Seating Area: 11'5" (3.48) x 0'6" (0.15)7 (excluding staircase)**

A recently installed composite decked seating area features elegant wrought iron-effect railings on all sides, offering lovely views over the garden. A matching composite staircase with wrought iron effect handrails provides access down to the garden, complemented by made-to-measure matching gates positioned at both the top and bottom of the staircase for added safety and style.





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**Kitchen 13'8" (4.17) (max) x 11'1" (3.38) (max) (irregular shaped room)** Pair of feature wooden framed double glazed sash style windows to side aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge work surfaces over inset with a stainless steel single drainer one-and-a-quarter sink unit with a mixer tap. Built in 'Electrolux' double oven with four ring gas hob over and a wall mounted extractor hood above. Tiled splashbacks. Under counter recess for washing machine and dishwasher. Further space for upright fridge/freezer. Tiled flooring, Radiator. Smooth plastered ceiling inset with recessed lighting.

**Dual Aspect Guest Bedroom: 11'2" x 11' (3.4m x 3.35m)** Pair of feature wooden framed double glazed sash style windows to front aspect. Further wooden framed double glazed sash style window to side aspect. Attractive wood effect flooring. Radiator. Smooth plastered ceiling. Panelled door to;



**En-Suite Shower Suite: 6'8" x 5' (2.03m x 1.52m)** The modern white three piece suite comprises a double tray shower enclosure with fitted shower screen, integrated shower unit with hand held attachment and drencher style shower head, dual flush wc and a vanity wash hand basin with mixer tsp over and storage cupboards under. Wall mounted ladder style heated towel rail. Wall mounted shaver point. Attractive high gloss tiling to walls with complementary tiled flooring. Extractor fan. Smooth plastered ceiling inset with recessed lighting.

## Second Floor Landing

**Landing:** 10'7" x 3'5" (3.23m x 1.04m) Panelled door to recessed Airing Cupboard inset with 'Vaillant' combination boiler. Panelled doors to Family Bathroom and Bedrooms One & Two. Smooth plastered ceiling.

**Dual Aspect Bedroom:** 13' x 12'7" (3.96m x 3.84m) Feature wooden framed double glazed sash style window side aspect. Eye-catching circular wooden framed window to rear aspect in set with made to measure shutter blinds. The Bedroom has been professionally fitted with a four door part mirror fronted wardrobe to one aspect. Door to spacious eaves storage cupboard. Radiator. Smooth plastered ceiling. (Some restricted head height)



**Bedroom Two:** 17'4" (5.28) x 12'7" (3.84) (reducing to 9'2" (2.8)) Eye-catching circular wooden framed window to front aspect inset with made to measure shutter blinds. Feature wooden framed double glazed sash style window side aspect. Door to spacious eaves storage cupboard. Radiator. Smooth plastered ceiling. (Some restricted head height)







#### **Bathroom Suite: 8'10" x 6'6" (2.7m x 1.98m)**

Obscure wooden framed double glazed sash style windows to side aspect. The modern and contemporary three piece suite comprises a tiled enclosed 'P' Shaped bath with mixer taps, fitted shower screen with integrated shower unit with drencher head and hand held attachment, feature recessed niche shelf. A vanity unit to one aspect fitted with a concealed cistern dual flush w/c, feature counter top wash hand basin with mixer tap over and storage drawers under. Wall mounted ladder style heated towel rail. Attractive tiling to a majority of the walls. Tiled flooring. Extractor fan. Smooth plastered ceiling inset with recessed lighting. (Some restricted head height)

#### **Garden: 40ft x 45ft approx**

The beautiful rear Gardens area is approached by stairs from the Living Room/Balcony. The semi secluded space offers feature brick wall boundaries to three aspect with fencing to remainder. There is an attractive paved patio seating area with part raised flower bed borders and gated access to the side/frontage of the home. There is a lawned area with further established trees and shrubs to part raised borders. External power sockets. (The vendor has informed Hunt Roche that there is also an external 'hot tub' point located near to the underside of the Balcony/Terrace).











**Garage:**  
**18'8" x 9'1" (5.7m x 2.77m)**

Situated beneath the property, the garage features an up-and-over door, with power and lighting connections, as well as an external water tap—ideal for convenience and functionality.

**Parking:**  
Allocated parking for one car.

**Tenure - Leasehold:**  
Approx 975 years remaining lease term  
Ground Rent - £150 per annum  
Service Charge - £926 per annum

*Please note that this information is provided for guidance purposes and any interested party will need to have information verified by their chosen 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. 5/13/2025

GARAGE  
 157 sq.ft. (14.6 sq.m.) approx.

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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