



**HUNT ROCHE**

GARRISON BUREAU

*Gunners Rise, Garrison Location*

**£845,000**

*The Garrison Bureau, Hunt Roche Estate Agents 01702 585888*

## Exceptional Five Bedroom Executive Home with Estuary Views

Offering outstanding accommodation across three floors, this impressive, detached family home enjoys commanding views over Gunners Park Nature Reserve, the Thames Estuary, and far-reaching vistas towards the Kent coastline. The property sits on a generous plot with an integral garage, parking for two cars, and a good-sized rear garden.

A welcoming reception hallway opens into a stunning dual-aspect kitchen/family room, fitted with a comprehensive range of units, a central island with inset sink, and fully integrated AEG appliances. Expansive bi-folding doors span the rear, creating a seamless link to the garden. A useful utility cupboard adds convenience, while a versatile second reception room offers flexibility as a dining room, study, or playroom with views to the front. A cloakroom/guest WC completes the ground floor.

The first floor features a dual-aspect formal sitting room with glazed door to a balcony and a three-aspect bay window framing panoramic estuary views. This level also provides a guest bedroom with fitted wardrobes and balcony access, two further bedrooms, and a contemporary family bathroom.

The top floor is dedicated to the luxurious principal suite, complete with fitted wardrobes, a private balcony capturing breathtaking high-level views, and a stylish four-piece en suite with bath and separate rainfall shower. Bedroom Two, an exceptionally spacious double overlooking the rear, completes this floor with excellent proportions and versatility.

## Historic Shoeburyness Garrison

Steeped in history from Roman times through the Crimean War, Shoeburyness Garrison has been transformed into a unique residential community where heritage and coastal living meet. Original listed buildings, including the iconic clock tower and barracks, provide a fascinating backdrop to everyday life.

This home enjoys a prime position overlooking open green space towards the Thames Estuary, with the distant Southend Pier in view. Nearby landmarks include the cricket pitch and pavilion, Gunners Park Nature Reserve, and East Beach—all just a short stroll away.

Practicality is close at hand too, with local shops, Lidl, pubs, restaurants, and well-regarded schools within easy reach. Excellent transport links via the C2C mainline put London Fenchurch Street just an hour away, making the Garrison a truly enviable place to call home.

**Entrance via:** Canopied access via hardwood panelled door inset with spyhole leading to;

**Spacious Reception Hallway:** Turned staircase with spindle balustrade provide access to the first floor landing with 'half landing' double glazed sash window to side aspect. Door to spacious under stairs storage cupboard. Radiator. Thermostat control panel. Doors to Dining Room/Snug , Ground Floor Guest wc and Kitchen/Family Room. Smooth plastered ceiling.

**Guest Cloakroom / WC:** 7'4" x 3'1" (2.24m x 0.94m) The modern white suite comprises concealed cistern flush WC and suspended wash hand basin with mixer tap over with recessed shelving niche over. Radiator. Attractive tiling to two aspects. Tiled flooring. Smooth plastered ceiling inset with ceiling mounted extractor fan.

**Kitchen/Family Room: 20'3" (max) x 16'3" (6.17m (max) x 4.95m)** At the heart of the home is a stunning Kitchen/Family Room, designed with both everyday living and entertaining in mind. Almost full-width bi-folding doors flood the space with natural light and open directly onto the garden, creating a seamless indoor-outdoor flow ideal for summer dining and relaxed entertaining. Further double glazed almost full height panel window to side aspect. A comprehensive range of cabinetry complemented by high-quality appliances, including an upright fridge/freezer, AEG double oven with matching microwave over, split level four-ring gas hob with glass splashback and extractor over. Integrated upright fridge/freezer. Under unit lighting. A substantial central island with inset with stainless steel single drainer sink unit with mixer tap over, under counter shelving and an integrated dishwasher with breakfast bar seating creates the perfect hub for family gatherings. Twin doors to a built in discreet Utility Cupboard offers space for laundry appliances. Two radiators, and a side door providing convenient access to the garage. Smooth plastered ceiling inset with recessed lighting.





**Versatile Reception Room / Dining Room / Snug: 15' (4.57) (into bay) x 16'2" (4.93)**

This versatile reception room enjoys excellent natural light from triple-aspect sash windows, with delightful views across Gunners Park and the Nature Reserve. Radiator. Further double glazed window sash window to side aspect. Smooth plastered ceiling. The space is currently arranged as a playroom but would equally suit use as a formal dining room, study, or additional sitting room.





### **The First Floor Accommodation Comprises**

A welcoming landing is approached via a turned staircase with spindle balustrade, complemented by a feature sash window on the half-landing and wall-mounted up lighting. A large walk-in airing cupboard provides excellent storage. Thermostat control panel. From here, doors open to the formal Living Room, Bedrooms, and Family Bathroom, with a further staircase rising to the second floor. Smooth plastered ceiling.

**Living Room: 16'1" (4.9) (into bay) x 16'3" (4.95)** The formal Living Room is a wonderfully light and airy space, enhanced by triple-aspect sash windows framing uninterrupted views across the Nature Reserve and towards the Thomas Estuary. Obscure double glazed window sash window to side aspect. Two radiators. Double glazed door opens directly onto a private balcony, shared with the adjoining guest bedroom, offering the perfect spot to enjoy morning coffee or evening sunsets. Smooth plastered ceiling.





**Private Balcony:** Accessed via the Guest Bedroom & Living Room the outside space offers a mix of decking tiles and low-maintenance artificial grass. With brick built half height retaining wall with black railings.

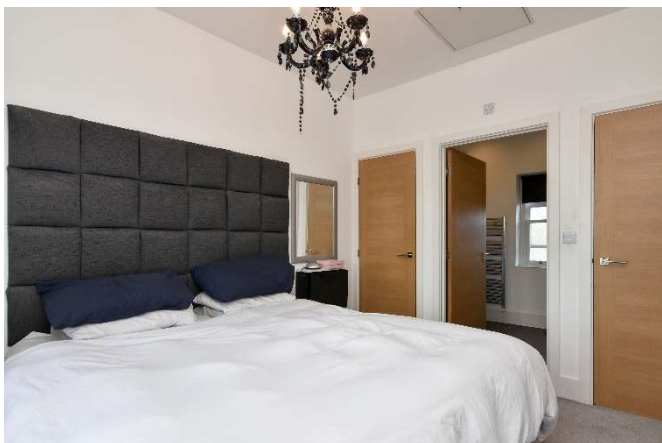


**Guest Bedroom Suite / Bedroom Three:** 12'6" (max) x 11'5" (3.8m (max) x 3.48m)

The Guest Suite is a true retreat, enjoying a bright front aspect with French doors opening onto a balcony shared with the sitting room, perfect for taking in the open views across the Nature Reserve and Thames Estuary. Flanked by additional feature sash windows. Designed with a pair of recessed wardrobes/cupboards ceiling, it combines style with practicality, while a private en suite completes this space. Smooth plastered ceiling with access to roof space. Door through to;

**En-Suite Shower Room:** The stylish en suite is fitted with a generous double-width shower enclosure featuring wall-mounted controls, a rainfall shower head, and separate handheld attachment. A contemporary suspended wash basin with mixer tap and a concealed cistern WC. Ladder-style heated towel rail and radiator. Recessed bathroom cabinet inset with shelving. Obscure double glazed sash window to the rear aspect. Smooth plastered ceiling inset with recessed lighting.

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**Family Bathroom: 7'2" (2.18) (max) x 6'4" (1.93) (max)** The modern fitted suite comprises a panel-enclosed bath featuring rainfall shower head, additional pull-out attachment, wall-mounted controls, and fitted glass screen. A contemporary vanity basin with mixer tap and drawer storage sits alongside a concealed cistern WC, complemented by a recessed shelf area, shaver point and a ladder-style heated towel rail. Finished with stylish partly tiled walls, ceiling-mounted extractor fan, and a smooth plastered ceiling inset with recessed lighting.

**Bedroom Four: 9'8" x 8'10" (2.95m x 2.7m)** A double bedroom with feature double glazed sash window to the rear. Radiator. Smooth plastered ceiling.

**Bedroom Five: 8'10" x 7'6" (2.7m x 2.29m)** Feature double glazed sash window to rear aspect. Radiator. Smooth plastered ceiling.



### The Second Floor Accommodation Comprises

**Landing:** Approached via a turned staircase with spindle balustrade, complemented by a feature sash window on the half-landing and wall-mounted up lighting. Doors provide access to the Main Bedroom & Bedroom Two. Smooth plastered ceiling.

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**Main Bedroom Suite: 15'1" (4.6) (max) x 16'4" (4.98) (max)** The stunning Bedroom Suite is truly impressive, combining space and design with breath-taking views. A pair of French doors open onto a private balcony, with panoramic vistas across the Nature Reserve and Thames Estuary, with adjoining sash windows. Built in slide-a-robe wardrobe. Radiator. Smooth plastered ceiling. Door through to;

**Four piece En-Suite Bathroom: 9' x 5'5" (max) (2.74m x 1.65m (max))** The beautifully appointed en suite bathroom serves as a luxurious complement to the principal bedroom with tiling to three aspects. It features a double width shower enclosure with rainfall shower head and additional hand-held attachment, alongside a panelled bath with wall-mounted controls, rainfall shower, and fitted screen. A suspended wash hand basin with mixer tap, concealed cistern WC, and a heated chrome towel rail add both practicality and style. Smooth plastered ceiling inset with recessed lighting.

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**Personal Balcony:** This attractive outside space combines style with practicality, finished with a mix of decking tiles and low-maintenance artificial grass for a welcoming feel. A brick-built half-height retaining wall with sleek black railings frames the area beautifully while maximising the outlook. From here, you can enjoy stunning open views across greenery and towards the coastline, creating the perfect setting!



**Bedroom Two: 16'4" x 12'3" (4.98m x 3.73m)** An exceptionally spacious bedroom, with feature double glazed sash window to the rear aspect. Radiator. Smooth plastered ceiling with access to the loft space. which we understand has been partly boarded.

**To The Outside of the Property:**

The rear garden offers a wonderful extension of the living space, accessed directly through the bi-folding doors from the kitchen/family room. A paved patio terrace provides the ideal spot for outdoor dining and entertaining, while the remainder of the garden is laid to lawn, enclosed by timber fencing for privacy. The garden is of generous proportions, making it a versatile outdoor area for both relaxation and recreation. Double glazed obscure 'Courtesy door' provides access to;

**Garage:** 19'3" x 10'1" (5.87m x 3.07m) Up & over garage door. Wall mounted 'Potterton' boiler serving domestic hot water and central heating system. Obscure double glazed door providing access to Garden. Power & lighting. Smooth plastered ceiling.



**Frontage:** To the front of the home is a block-paved driveway providing off-street parking and access to the integral garage with up-and-over door. The frontage also offers convenient amenities including an external power supply and exterior water tap. Attractive low-maintenance landscaping and a pathway lead to the entrance door.

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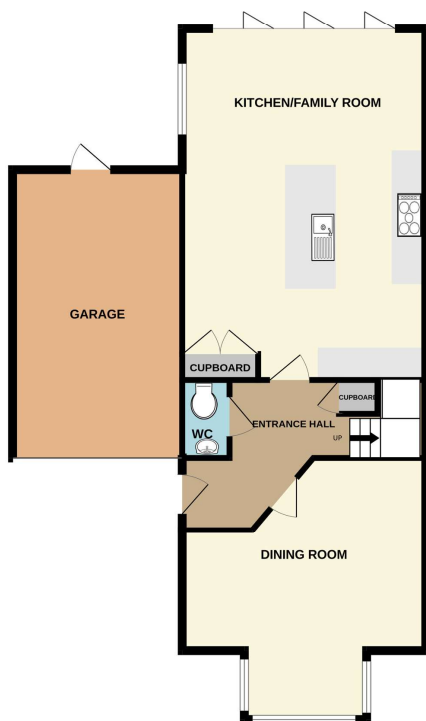


PRELIMINARY DETAILS - AWAITING VERIFICATION

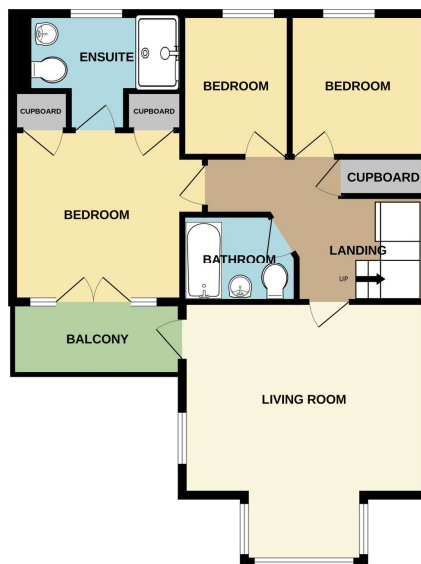
Council Tax Band G

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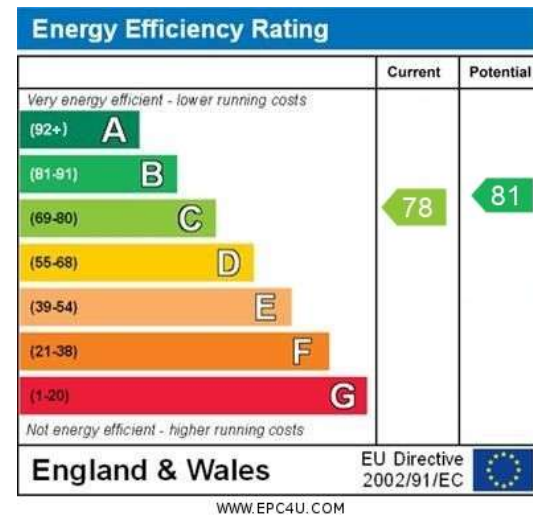
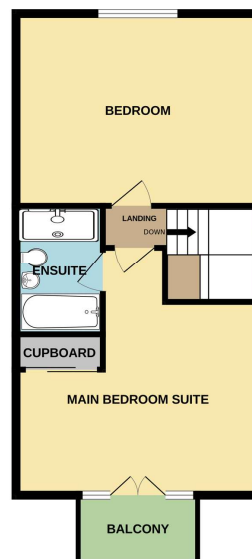
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**Please note: Residents within the Garrison contribute an annual charge of around £300 for the upkeep of communal grounds. This figure is for guidance only and must be verified by your solicitor/conveyancer.**

**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. **SHO240321**