

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £400,000

6 Hale Way, Shoeburyness Garrison Location, Essex, SS3 9GB



**** Wonderful Historical Shoeburyness Garrison within yards to the beachfront ****

Deceptively spacious TWO DOUBLE bedroom home with an ENSUITE to the main bedroom, ground floor cloakroom/Guest WC. Externally there is a compact rear Garden and allocated PARKING space. Within yards to the Garrison Beachfront with access to Award Winning East Beach this is a property you simply need to view!



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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Overview:

This delightful two-bedroom home offers a perfect blend of comfort, style, and convenience. The spacious lounge flows seamlessly into a bright UPVC double-glazed conservatory, ideal for year-round enjoyment. At the heart of the property is a stunning Shaker-style kitchen with fully integrated appliances, complemented by a handy ground-floor guest WC. Upstairs, you'll find a modern family bathroom and a beautifully appointed en-suite serving the principal bedroom. The property also benefits from allocated parking.

Positioned just moments from the historic Garrison entrance on Shoeburyness High Street, this home is one of the closest to the mainline railway station, providing direct links to London Fenchurch Street in approximately one hour. A wealth of local amenities—including award-winning East Beach, a variety of pubs, restaurants, shops, and both primary and secondary schools—are all within easy reach.

Shoeburyness Garrison is steeped in history, with its preserved architecture, archaeology, and unique character creating a truly special setting. Residents enjoy access to parkland, nature reserves, and beaches right on their doorstep. Notable landmarks include the iconic Clock Tower overlooking Horseshoe Crescent, a picturesque cricket pitch with pavilion (home to Southend-on-Sea Cricket Club in the summer), and the Gunners Park Nature Reserve—an area of ecological importance featuring the Shoebury Old Ranges SSSI and Coastguard Station Grounds. Everyday essentials are also catered for, with a convenience store and a newly opened Lidl just outside the development.

Entrance via: Canopied porchway with attractive composite panelled door inset with spyhole and a pair of high level obscure double glazed inserts leading to;

Entrance Hallway: Staircase rising to first floor accommodation with spindle balustrade. Radiator. Karndean style flooring. Panelled door to Living Room/Diner. Open access to Kitchen. Coving to smooth plastered ceiling. Further panelled door to;

Kitchen: 11'8" x 6'4" (3.56m x 1.93m) A beautifully designed Shaker-style kitchen fitted with a comprehensive range of base and eye-level units, finished with sleek square-edged granite effect work surfaces, inset with sink / drainer unit with mixer tap sits beneath a feature double-glazed sash-style window overlooking the front aspect.

Integrated 'Neff' built-in eye level 'hide-and-slide' oven with matching microwave over, split ring 'Neff' five-ring gas hob with stainless steel extractor canopy above, concealed upright fridge/freezer, and slimline 'Bosch' dishwasher. Glazed fronted cabinets inset with lighting. Concealed wall mounted 'Potterton' boiler. Undercounter recess with plumbing for a washing machine. Additional touches such as stylish metro-tiled splashbacks and attractive tiled flooring enhance the modern yet timeless look. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.

Living Room: 20'6" x 13'9" (max) (6.25m x 4.2m (max))

A generously proportioned reception room, with a pair of double-glazed patio doors leading directly into the conservatory and garden beyond. Karndean style flooring. Two radiators. A mantelpiece finished fireplace surround with recess niche. (Agents Note; Please note that the freestanding coal effect stove may be available under separate negotiation). Panelled door to good size storage cupboard. Coving with a smooth plastered ceiling inset with recessed lighting.

Conservatory: 11'4" x 9'9" (3.45m x 2.97m) A bright and versatile space, accessed directly from the living room. Constructed with UPVC double glazing beneath a pitched roof inset with recessed lighting. High level obscure double glazed windows to either side. French doors open directly onto the rear patio with matching side panels and fan-light openers. Finished with wood-effect flooring to complement the adjacent living room.

Ground Floor Guest WC: 4'6" x 2'11" (1.37m x 0.9m) The suite is fitted with a contemporary white two-piece suite comprising a suspended corner vanity wash hand basin with mixer tap and a dual flush WC. Additional features include tiled flooring, part-tiled walls with mosaic border, wall-mounted extractor fan, coving, and a smooth plastered ceiling inset with recessed spotlights.

The First Floor Accommodation Comprises

Landing: 9' x 7'3" (max) (2.74m x 2.2m (max)) Spindle balustrade. Panelled door to Airing Cupboard. Radiator. Doors off to Bedrooms and Family Bathroom. Coving to smooth plastered ceiling inset with loft access.

Rear Bedroom: 13'1" (4) (max) x 11'6" (3.5) (excluding wardrobes) A beautifully proportioned double bedroom featuring a pair of sash-style double-glazed windows overlooking the rear aspect. Twin panelled doors open to double width recessed wardrobe with hanging space and shelving, providing excellent storage. Radiator. Coving to smooth plastered ceiling. Panelled door leading through to;

Ensuite Shower: Fitted with a modern three-piece white suite comprising a fully tiled enclosure with inset with integrated shower, a concealed cistern WC, and a vanity wash hand basin set into a storage unit with cupboards under with tiled splashback with border tile inlay. Chrome towel rail/radiator. Extractor fan. Shaver point. Coving to smooth plastered ceiling with recessed lighting.

Front Bedroom: 11'10" (3.6) (excluding wardrobes) x 10'1" (3.07) A further double bedroom with a pair of sash-style double-glazed windows to front aspect. The room offers excellent storage with built in double doors to wardrobe inset with hanging space and shelving. Radiator. Coving to a smooth plastered ceiling.

Family Bathroom: The Bathroom is fitted with a modern three-piece suite comprising a panelled enclosed bath with chrome mixer tap and shower attachment, a concealed cistern WC, and a vanity wash hand basin set into a fitted storage unit with tiled splashback. Radiator. Shaver point. Partly tiled walls with border tile inlay. Coving to smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

A charming and secluded rear garden, thoughtfully landscaped and bursting with mature planting, flowering shrubs, and climbing roses that provide colour and privacy throughout the seasons. A paved patio area offers the perfect spot for outdoor dining or entertaining, framed by greenery. To the rear, a delightful timber summerhouse adds further versatility as a hobby room or storage space. The garden is fully enclosed, creating a tranquil retreat ideal for relaxation.

Parking Located adjacent to the property is a resident car-park with allocated parking spaces.

Tenure: FREEHOLD

Please note that there is an annual charge for a contribution for the upkeep of all of the communal grounds around the Garrison. The cost of this is approximately £250.00. The figures are provided for guidance purposes only. These will be verified by your solicitor/conveyancer.







Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B

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. 9/12/2025