

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price OIEO £625,000

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GARRISON BUREAU

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A Truly Sensational Family Home

Nestled along a quiet side road within the highly sought-after Shoeburyness Garrison, this exceptional four double bedroom detached residence forms part of a prestigious and historic development. The property showcases a spacious open-plan Kitchen/Dining/Family Room, perfect for modern living and entertaining.

A separate formal Sitting Room offers an inviting retreat, featuring an eye-catching backlit LED fireplace and impressive bi-folding doors that open seamlessly to the rear garden.

Outside, the home enjoys a low-maintenance south-facing rear garden, ideal for relaxing and entertaining. Further benefits include off-road parking and a garage fitted with a remote-controlled electric roller shutter door.

This remarkable home perfectly combines contemporary style, comfort, and historic charm—an outstanding opportunity within this unique coastal community.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



A Remarkable Detached Family Residence

A truly exceptional detached family home, thoughtfully enhanced by the current owners, positioned on a quiet side road—one of only two properties—within the historic Shoeburyness Garrison. This distinctive residence represents a rare opportunity to acquire a home that perfectly blends modern luxury with heritage surroundings.

Internally, the open-plan living space has been beautifully arranged to offer both flexibility and flow, comprising two expansive reception areas. The first features a stunning Kitchen / Family / Dining area, with glazed partition bi-fold doors opening to a separate formal Sitting Room. The kitchen is fully equipped with high-specification branded appliances, extensive granite work surfaces, and a breakfast bar, while also accommodating a formal dining table.

The dual-aspect Sitting Room is an impressive, light-filled space, enhanced by bi-folding doors spanning the width of the room. A striking in-wall home entertainment and cinema façade accommodates a 65-inch TV, soundbar, and complementary equipment. Discreet recesses provide practical storage, while a large niche houses an elegant LED flame-effect fireplace with black glass frame, offering multiple ambient lighting options. The ground floor also includes a guest cloakroom/WC and showcases luxury Karndean-style flooring throughout.

Upstairs, the first floor offers four double bedrooms, including an upgraded ensuite to the guest bedroom, along with a bespoke four-piece family bathroom. Both bathrooms feature premium fittings by Roca, Conran, and Hansgrohe, highlighting the home's attention to quality and design.

Throughout the property, double-glazed sliding sash windows are fitted with made-to-measure white wood-effect plantation shutters, combining elegance and practicality.

Set within the charming surroundings of the Garrison Conservation Area, this home enjoys a wonderful village-style atmosphere amidst historic architecture and landscaped parklands. Externally, there is off-road parking, an integral garage, and a low-maintenance rear garden, providing the perfect blend of comfort and convenience.

The Shoeburyness Garrison itself holds unique national significance, with its rich heritage, archaeology, and landmark buildings. Residents benefit from proximity to the seafront, nature reserves, and open parkland, including the iconic Clock Tower, Horseshoe Crescent, and Gunners Park Nature Reserve, which encompasses the Shoebury Old Ranges SSSI and Coastguard Station Grounds Local Wildlife Site.

Local amenities include a convenience store, a newly opened Lidl, and the much-anticipated Cart & Wagon Shed—part of the Shoeburyness Heritage Centre. Excellent transport links include the nearby C2C mainline station, offering direct services to London Fenchurch Street in approximately one hour, along with easy access to East Beach, local pubs, restaurants, and a choice of well-regarded schools.

This property perfectly combines history, modern luxury, and coastal living—an exceptional family home in one of Shoeburyness's most desirable and historically rich locations.

The Accommodation Comprises

Entrance via: Paved footpath with high quality low maintenance 'astro-turfing' to either side leading to a canopied entrance porch. Pair of contemporary style lights to either side of front door. Hardwood panelled door inset with spyhole provides access to;

Hallway: 6'4" x 4'6" (1.93m x 1.37m) Attractive part glazed door to Kitchen/Diner/Family Room. Radiator. Smooth plastered ceiling. Further part glazed door to:

Ground Floor Cloakroom/Guest WC: 6'2" x 3'1" (1.88m x 0.94m) Obscure double glazed sliding sash window to side aspect with made to measure wood effect plantation shutters. Feature ceramic wall tiling to front and rear aspects. The contemporary two piece modern suite comprises vanity wash hand basin with mixer tap over and concealed cistern WC. Karndean flooring. Smooth plastered ceiling inset with downlighters.



Impressive open plan Kitchen/Diner/Family Room: 24'6" (max) x 16'4" (7.47m (max) x 4.98m)

Double glazed sliding sash window inset with 'made to measure' wood effect plantation shutters to both front and side aspects. Thermostat control panel. Two radiators. Stairs rising to first floor accommodation with spindle balustrade and door leading to under stairs storage cupboard. Karndean flooring.

The stylish kitchen is fitted with a range of eye and base level units with 'Granite' working surfaces over extending to provide a breakfast bar seating area inset with stainless steel sink with grooved drainer and designer style mixer tap over. Built in eye level 'AEG' double oven with matching microwave, split level four ring gas hob with glass splashback and concealed extractor fan over. Integrated fridge/freezer and concealed under counter dishwasher. Washing machine (to remain). Under unit lighting. Oak panelled 'courtesy' door to Garage. Smooth plastered ceiling inset with recessed downlighters. Feature glazed triple bi-fold doors providing access to;

Dual aspect formal Sitting Room: 16'4" x 16'4" (4.98m x 4.98m) Impressive set of 'five door' bi-doors which opens almost to the entire width of the rear aspect and provides access to rear garden. Further double glazed almost full height window to side aspect inset with vertical blinds. Karndean flooring. Radiator. One aspect incorporates recesses for home entertainment/cinema centre with stunning ambient lighting back lit contemporary wall mounted fire. Cinema screen and projector to remain. Smooth plastered ceiling.

****Please note that the Television/Sonos speaker will not be included in the sale of the property.**



The First Floor Accommodation comprises;

Landing: Approached via turned staircase with spindle balustrade. Twin oak panelled doors to spacious airing cupboard with shelving. Oak panelled doors to Bedrooms and Family Bathroom. Smooth plastered ceiling with access to loft space. (Agents note: Hunt Roche have been advised that the loft is boarded)

Guest Bedroom Suite (Currently utilised as a Dressing Room): Overall length 14'11" (4.55) x 10'6" (3.2) (max) Double glazed sliding sash window inset with 'made to measure' wood effect plantation shutters to front aspect. Radiator. Smooth plastered ceiling. Oak panelled door to;

Superb Ensuite: 9'10" x 5'8" (3m x 1.73m) Obscure double glazed sliding sash window inset with 'made to measure' wood effect plantation shutters to The suite comprises 'Coram' double width shower enclosure with feature ceramic tiling to the rear with drencher style shower head, hand held shower head with wall mounted control levers, white concealed cistern wc with wall hung vanity wash hand basin with 'Hansgrohe' mixer tap over with drawer under. Chrome finish ladder style heated towel rail. Partly tiled walls. Shaver point. Smooth plastered ceiling inset with downlighters.

Bedroom: 10'10" (3.3) x 8'11" (2.72) (increasing to 10'9" (3.28)) Double glazed sliding sash window inset with 'made to measure' wood effect plantation shutters to front aspect. Radiator. Smooth plastered ceiling.

Bedroom: 12'4" (3.76) x 8'6" (2.6) (increasing to 11'10" (3.6)) Double glazed sliding sash window inset with 'made to measure' wood effect plantation shutters to rear aspect providing sea glimpses. Radiator. Smooth plastered ceiling.

Bedroom: 13'2" (4.01) (excluding wardrobes) x 8'5" (2.57) Double glazed sliding sash window inset with 'made to measure' wood effect plantation shutters to rear aspect. Views towards estuary. Built in recessed slide'a'robe wardrobe. Radiator. Smooth plastered ceiling.

Bespoke Four Piece Family Bathroom: 9' x 8'4" (2.74m x 2.54m) Obscure double glazed sliding sash window to side aspect. The suite comprises 'Coran' double width tiled shower enclosure with drencher style shower head, hand held shower head with wall mounted control levers, panelled enclosed bath with central wall mounted controls and hand held shower head complimented with feature ceramic tiling to the rear, Roca' concealed cistern wc and 'Roca' vanity wash hand basin with 'Hansgrohe' mixer taps over. Chrome finish ladder style heated towel rail. Partly tiled walls. Shaver point. Smooth plastered ceiling inset with downlighters.

To The Outside of the Property:

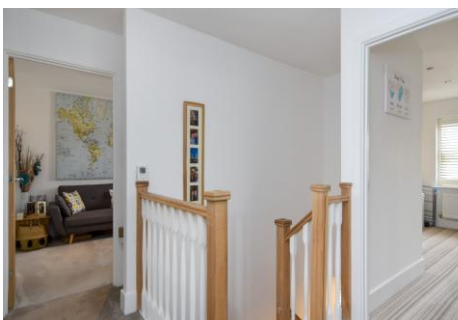
The rear garden is approached via the Living Room and commences with an impressive 'Indian sandstone' paved seating area, which extends to the gated sideway access and Courtesy door to the rear of the Garage. The lawned area is high quality 'astro-turf' Fencing to boundaries. Feature high level flower bed to corner aspect.

There is block paving providing parking to the front/side of the property which provides direct access to the garage. Electric car charging point.

Garage: 20'10" x 10'2" (6.35m x 3.1m) Roller shutter remote controlled door. Wall mounted boiler. Power and lighting. Obscure glazed door to rear Garden.

Tenure: Freehold / Estate Management Fee

Please note that there is a yearly charge of approx £350.00 for the upkeep of the entire communal grounds of the Garrison Development.





Council Tax Band F

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. 10/7/2025