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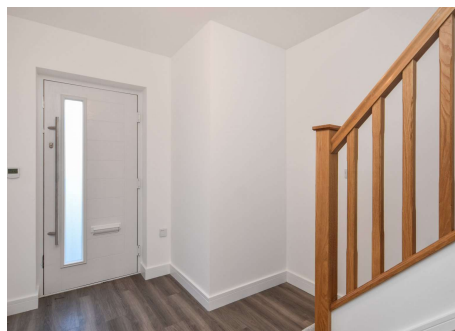
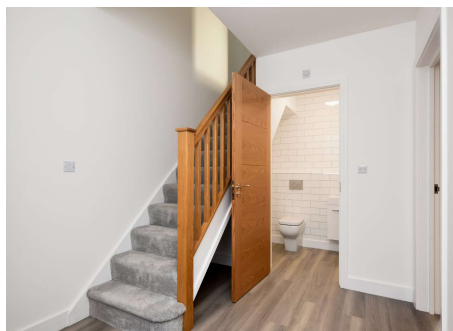
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £550,000**

**6 Artillery Place, New Garrison Road, Shoeburyness, Essex, SS3 9BJ**



**A high-specification four-bedroom family home offering stylish open-plan living, two en-suite shower rooms, a luxury family bathroom, and a ground floor WC. Featuring underfloor heating throughout, bi-fold doors to a private rear garden, and off-street parking for two vehicles. Ideally located close to the award-winning Blue Flag East Beach, local amenities, schools, and the mainline station with direct links to London Fenchurch Street. Offered with No Onward Chain.**

Number 6 Artillery Place is a high-specification family home offering beautifully designed modern living. Finished to an exceptional standard throughout, the property provides a truly “move-in ready” residence combining contemporary style with practical family accommodation.

The location is ideal for families and commuters alike, being within close proximity to highly regarded Shoebury primary and secondary schools and within walking distance of Shoeburyness Station, offering direct rail connections to London Fenchurch Street in approximately one hour. The surrounding area benefits from local beaches, open green spaces, and nature reserves, with everyday amenities and Southend City Centre easily accessible.

On entering the property, a welcoming and spacious entrance hall provides access to a stunning open-plan living, dining, and kitchen area. The kitchen is finished with a contemporary range of fitted units, quartz work surfaces, breakfast bar, and a full complement of integrated appliances, seamlessly flowing into the living and dining areas. Bi-fold doors open onto the rear garden, allowing the space to extend effortlessly outdoors—ideal for both entertaining and everyday family living.

The ground floor further benefits from a cloakroom/WC and the comfort of underfloor heating throughout, complemented by sash-style windows and smooth plastered walls and ceilings.

To the first floor, there are four well-proportioned bedrooms, all beautifully finished and carpeted. Two of the bedrooms benefit from their own modern en-suite shower rooms, while the remaining bedrooms are served by a stylish three-piece family bathroom, fitted with contemporary sanitary ware and quality tiling.

Externally, the property enjoys a private rear garden with lawn and patio area, along with a driveway providing off-street parking for two vehicles.

Offered with no onward chain, this superb home presents an excellent opportunity for those seeking a high-quality, modern residence.

An internal inspection is highly recommended to fully appreciate the space, finish, and setting on offer.



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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**Entrance Hallway: 11'7" x 8'5" (max) (3.53m x 2.57m (max))** Composite front door with double glazed vertical glazed insert providing natural light. Doors leading to the Living Room/Kitchen/Family Room and a further door opening to the Guest Cloakroom/WC. Stairs rising to the first floor accommodation with oak balustrade and carpeted treads. 'Amtico' flooring with underfloor heating. Wall-mounted thermostat and electrical points. Smooth plastered walls and ceiling.

**Ground Floor Cloakroom: 6'2" x 4'6" (1.88m x 1.37m)** Fitted with a contemporary two-piece suite comprising a concealed cistern W/C and a wash hand basin with mixer tap set within a vanity unit providing storage beneath. Complementary tiled wall finish. 'Amtico' flooring with underfloor heating. Recessed cubby. Extractor fan. Smooth plastered ceiling.

**Living Room/Kitchen/Family Room: 24'1" x 20'11" (7.34m x 6.38m)**



**Kitchen/Family Area: 24' x 13'3" (7.32m x 4.04m)** Three door bi-folding double glazed doors to the rear providing direct access to the rear garden, together with further uPVC double glazed sash-style windows to the front aspect. The kitchen is fitted with a comprehensive range of contemporary high-gloss wall and base units with soft-close drawers, complemented by Quartz work surfaces incorporating a breakfast bar, matching upstands and splashbacks. Recessed one and a quarter bowl sink unit with grooved drainer and swan-neck mixer tap. Integrated appliances include a waist-height Neff electric double oven, electric hob with contemporary extractor canopy, Bosch dishwasher, washing machine, and integrated fridge/freezer. Wine rack. The kitchen opens seamlessly into the living and dining areas, creating a highly functional open-plan layout.

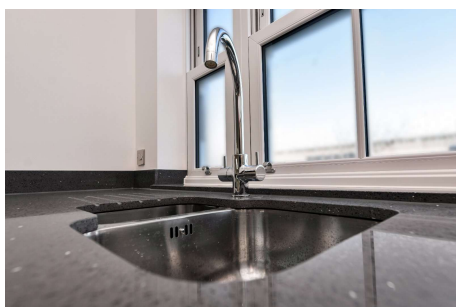
The living and dining areas provide excellent space for both everyday living and entertaining, with clear definition between zones while remaining open and connected.

Amtico flooring with underfloor heating throughout. Smooth plastered walls. Wall-mounted thermostat. Smooth plastered ceiling with recessed downlighting.

Semi open plan to;

**Dining Area: 11'9" x 8'4" (3.58m x 2.54m)**

uPVC double glazed sash-style window to the rear overlooking the garden. Amtico flooring with underfloor heating. Smooth plastered walls. Smooth plastered ceiling.



**Spacious Landing:** uPVC double glazed sash-style window to the rear aspect. Doors leading to the Bedrooms and Family Bathroom. Wall-mounted thermostat. Access to loft space. Smooth plastered walls. Carpeted flooring. Smooth plastered ceiling.

**Main Bedroom Suite:** 16' (4.88) (reducing to 13' (3.96)) x 12'8" (3.86) (reducing to 10'7" (3.23))

uPVC double glazed sash-style window to the front aspect. Oak style panelled door to en-suite. Built-in recessed double-width wardrobe with oak-style panelled doors. Wall-mounted thermostat. Carpeted flooring with underfloor heating. Smooth plastered walls and ceiling.

**En Suite:** 9'5" x 4'10" (max) (2.87m x 1.47m (max)) uPVC double glazed sash-style obscure window to the rear aspect. The en-suite is fitted with a double-sized shower enclosure with glazed screen, incorporating an integrated shower unit with handheld attachment and drench-style shower head. Concealed cistern dual-flush WC and vanity wash hand basin set within a wall-mounted vanity unit with storage cupboard beneath. Ladder-style heated towel rail. Complementary half-height wall tiling with tiled splashbacks. Underfloor heating. Extractor fan. Smooth plastered upper walls and ceiling with recessed spotlights.

**Dual Aspect Bedroom Two:** 15'9" (4.8) x 9'6" (2.9) (excluding door recess) uPVC double glazed sash-style windows to the front and rear aspects, providing excellent natural light. Smooth plastered walls. Carpeted flooring with underfloor heating. Wall-mounted thermostat, power points, and media points. Oak style panelled door to the en-suite. Smooth plastered ceiling.

**En-Suite Shower Room:** Fitted with a modern suite comprising a double-sized shower enclosure with glazed screen and integrated shower unit featuring both rainfall (drencher-style) and handheld shower heads. Concealed cistern dual-flush WC and wall-mounted vanity wash hand basin with mixer tap and storage cupboard beneath. Chrome ladder-style heated towel rail. Complementary half-height wall tiling with tiled splashbacks. Tiled flooring with underfloor heating. Extractor fan. Smooth plastered upper walls and ceiling with recessed spotlights.

**Bedroom Three:** 11'9" (3.58) (reducing to 9'8" (2.95)) x 9'10" (3) Double glazed window to rear aspect. Carpeted flooring with underfloor heating. Wall-mounted thermostat. Smooth plastered ceiling.

**Bedroom Four:** 9'10" x 7'4" (3m x 2.24m) uPVC double glazed sash-style window to the front aspect. Oak style panelled door to cupboard housing wall mounted 'Alpha' boiler. Wall-mounted thermostat. Carpet flooring with underfloor heating. Smooth plastered ceiling.

**Family Bathroom:** 8'4" x 7' (2.54m x 2.13m) Obscure uPVC double glazed sash-style window to the rear aspect. The bathroom is fitted with a modern three-piece suite comprising a panel-enclosed bath with mixer tap and shower attachment over, concealed cistern dual-flush WC, and a vanity wash hand basin with mixer tap set within a storage cupboard beneath. Chrome ladder-style heated towel rail. Contemporary full-height tiling to walls with matching tiled flooring. Smooth plastered ceiling incorporating recessed downlights.

**Garden:** The garden is a fully enclosed rear outdoor space being predominantly laid to lawn, with paved patio directly outside the rear doors. Timber panel fencing surrounds the garden on all boundaries, presenting a clean, low-maintenance blank canvas that can be easily adapted for leisure, family use, or enhancement.

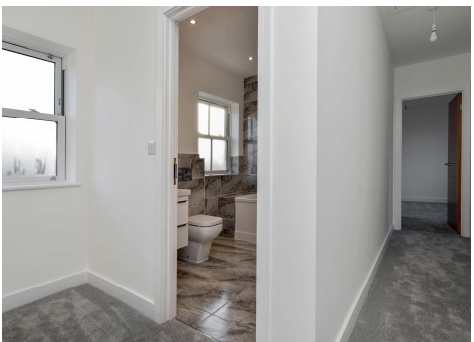
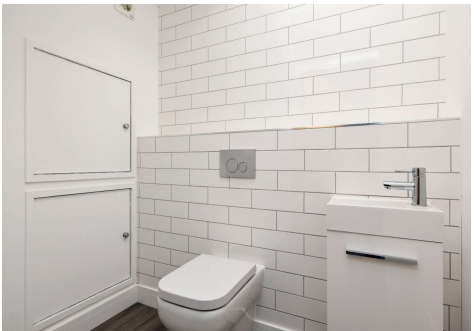
#### **Frontage:**

Covered, undercover parking is provided for two vehicles, accessed via a dropped kerb. The parking area benefits from wall-mounted external lighting with secure gated access from the parking area to the rear garden.

**Council Tax: Band E**

**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. 12/22/2025