



  
**HUNT ROCHE**  
GARRISON BUREAU

**New Garrison Road, Shoebury Garrison £675,000**

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

Set within the ever-popular Shoeburyness Garrison, this outstanding four-bedroom semi-detached home offers stylish contemporary family living. Constructed in 2023 and benefiting from the remaining term of the NHBC building warranty, the property provides approximately 1,528 sq ft of beautifully appointed accommodation, finished to an exceptional standard throughout. The home blends striking modern design with practical, well-balanced living space, complemented externally by off-street parking, a double-length integral garage and a private rear garden.

The property occupies an enviable position just moments from the Garrison beachfront and directly overlooks the striking original Garrison Chapel — a landmark building dating back to the mid-19th century, once serving the military community stationed here and now standing as a reminder of the area's rich heritage. The location also offers easy access to local shops and Shoeburyness mainline station, providing direct services into London Fenchurch Street. With open green spaces, coastal walks and preserved historic architecture, the setting offers a truly distinctive and sought-after place to live.

Internally, the home opens into a welcoming reception hallway with access to a contemporary ground floor guest cloakroom/WC, generous storage and the integral garage. To the front of the property sits a stylish dual-aspect lounge, ideal as either a formal reception room or a relaxed family space.

The heart of the home is the impressive open-plan kitchen, dining and living area, designed with modern family life and entertaining in mind. This bright and expansive space features bi-folding doors opening directly onto the rear garden. The kitchen is fitted with a grooved drainer and Grohe stainless steel sink, Blanco Catris mixer tap with flexible spout and movable spray, colour-coordinated glass splashbacks and a peninsula breakfast bar with seating. Integrated Bosch appliances include a four-ring induction hob with extractor hood above, oven, fridge/freezer and dishwasher. Pendant lighting above the breakfast bar adds a stylish finishing touch. A separate utility room provides further storage and convenience, with its own external access.

The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom. Additional features include a combination of gas central heating and underfloor heating, along with full double glazing throughout.

To the front, paved off-street parking is complemented by the integral double-length garage, providing excellent practicality.

Situated within the highly regarded Hinguar Primary School catchment area and surrounded by the unique heritage of the Garrison Estate, this home is perfectly suited to families and professionals alike. With excellent interiors, the benefit of a remaining new-build warranty and no onward chain, this represents a rare opportunity to acquire a truly impressive modern home in one of Shoeburyness' most sought-after locations.

**Entrance via:** Canopied entrance porch with composite panelled door inset with pair of obscure double glazed inserts providing access to;

**Reception Hallway:** 18'11" (5.77) (including staircase) x 6'3" (1.9) (max) Staircase rising to the first-floor accommodation with elegant spindle balustrade. Brushed limed oak, UV-oiled engineered timber flooring with underfloor heating extends throughout the hall. Courtesy door to the integral garage. Panelled door to a spacious walk-in under stairs storage cupboard, housing the underfloor heating pipework, power point and Openreach BT connection. Access is provided to the Kitchen/Family Room, Living Room and Ground Floor Guest Cloakroom/WC. Finished with layered geometric coving to a smooth plastered ceiling, incorporating recessed downlighting and a central pendant fixture.



**Ground Floor Guest Cloakroom/WC: 5'9" x 4'8" (1.75m x 1.42m)**

A beautifully presented, contemporary cloakroom featuring a luxury white suite comprising a concealed-cistern WC with 'VitrA' chrome flush plate and a stylish circular porcelain countertop wash hand basin set upon a bespoke vanity unit with warm wood detailing. The unit incorporates a countertop mixer tap, with storage drawer and shelving beneath. The room is finished with brushed limed oak, UV-oiled engineered timber flooring with underfloor heating. A smooth plastered ceiling incorporates recessed lighting and an extractor fan, completing this refined and practical space.

**Dual Aspect Formal Living Room:** 17' (5.18) x 12'6" (3.8) (into bay) An attractive Sitting Room featuring a square bay window recess inset with a pair of double-glazed windows to the front aspect, affording views towards the Garrison Chapel, and complemented by a further double-glazed window to the side, providing an abundance of natural light. Brushed limed oak engineered timber flooring with underfloor heating. Wall-mounted light points, underfloor heating control panel and a wall-mounted cable management plate for television. Finished with layered geometric coving to a smooth plastered ceiling, incorporating recessed lighting to each corner of the room and a central pendant fixture.



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### **Kitchen/Living/Dining Area: 22'9" (6.93) x 21'4" (6.5) (max) (narrowing to 15'1" (4.6))**

A wonderful open-plan Kitchen/Family/Dining Room forming the true hub of the home, ideal for both everyday family living and entertaining. This beautifully proportioned space enjoys a seamless flow between cooking, dining and relaxing areas.

A feature double-glazed panel window to the rear overlooks the garden, while a stunning range of bi-folding doors opens directly onto the rear terrace, creating an effortless connection between indoors and out.

The bespoke, luxury 'Loxley' Kitchen comprises a range of taupe base and wall units with soft-close doors and drawers, complemented by 'Aura Quartz' worktops which extends to provide a breakfast bar seating area of approx. 10ft incorporating a grooved drainer, inset with 'Grohe' stainless steel sink unit and 'Blanco Catris' mixer tap with flexible spout and movable spray. The breakfast bar provides informal seating, with three pendant lights positioned above.

Integrated 'Bosch' appliances include a four-ring induction hob with extractor hood over, eye-level oven, upright fridge/freezer and under-counter dishwasher. Concealed under unit lighting with attractive colour-coordinated glass splashbacks. Brushed limed oak engineered timber flooring with underfloor heating extends throughout, with a wall-mounted control pad. A door leads to the Utility Room.

Finished with layered geometric coving to a smooth plastered ceiling, incorporating recessed lighting to the kitchen areas and additional downlighting over the bi-fold doors, together with a central pendant fixtures. This inviting and versatile space is perfectly designed for modern living, family time and social occasions.





**Utility Room: 8'8" x 6'1" (2.64m x 1.85m)**

Double glazed door providing access to the side of the property. The Utility Room is fitted with high-quality 'Loxley' Shaker-style taupe wall and base units with soft-close doors, complemented by 'Aura quartz' worktops with matching upstands with grooved drainer, 'Grohe' stainless steel sink and 'Blanco Catris' mixer tap. Integrated undercounter 'Bosch' combination washing machine/tumble drier. Large built-in storage cupboard. Brushed limed oak engineered timber flooring with underfloor heating. Smooth ceiling incorporating recessed lighting and an extractor fan.

**The First Floor Accommodation comprises**



**Spacious Landing:** High level double glazed window to rear aspect. Radiator. Spindle balustrade. Doors leading to Bedrooms and Family Bathroom. Smooth plastered ceiling incorporating recessed lighting.

**Main Bedroom Suite: 11'10" x 10'11" (3.6m x 3.33m)** Double glazed windows to rear aspect. Radiator. Wall-mounted cable management plate for television. Brushed stainless steel sockets with integrated USB points. Door to en-suite. Smooth plastered ceiling.

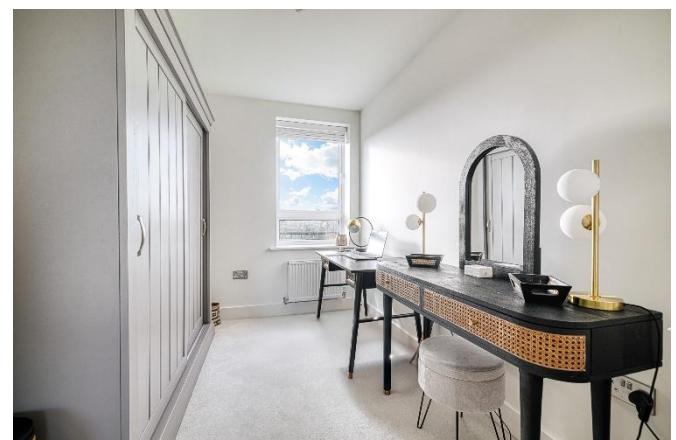
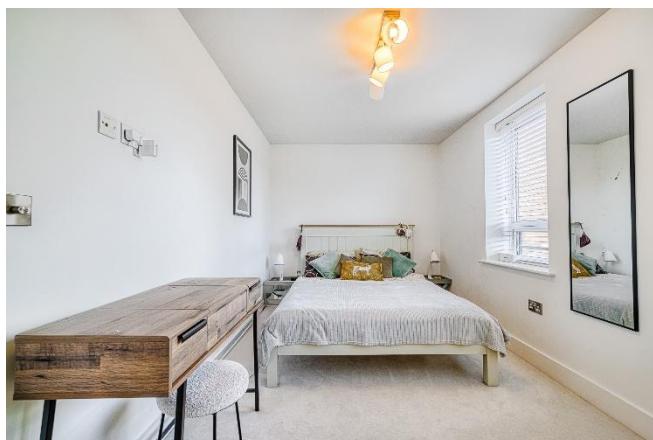
**Ensuite Shower Room: 6'10" x 6'6" (2.08m x 1.98m)** Obscure double glazed window to the front aspect. Luxury white suite comprising a walk-in shower enclosure with integrated shower with handheld and rainfall shower head, vanity wash hand basin with mixer tap over and storage drawers under and concealed cistern low-level dual flush WC. Chrome heated towel rail. Wall-mounted mirror with integrated LED lighting and shaver point to side. The room is finished with full-height porcelain wall tiling in a contemporary marble-effect design, complemented by coordinating floor tiles, creating a sleek and modern finish. Smooth ceiling incorporating recessed lighting and extractor fan.



**Dual Aspect Bedroom Two:** 15'3" x 9'1" (4.65m x 2.77m) Double-glazed window to the front aspect enjoying views towards the Garrison Chapel, with a further obscure double-glazed window to the side. Freestanding mirror-fronted wardrobe (to remain). Radiator. Wall-mounted cable management plate for television. Brushed stainless-steel sockets incorporating integrated USB points. Smooth plastered ceiling.

**Bedroom Three:** 14'11" x 8'4" (4.55m x 2.54m) Pair of double glazed windows to the rear aspect. Radiator. Brushed stainless steel sockets with integrated USB points. Smooth plastered ceiling with loft space access.

**Bedroom Four:** 11'9" x 7'1" (3.58m x 2.16m) Double-glazed window to the front aspect overlooking the Garrison Chapel. Radiator. Attractive solid wood, painted wardrobe (to remain). Brushed stainless-steel sockets incorporating integrated USB points. Smooth plastered ceiling.



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#### **Luxury Family Bathroom/WC: 8' x 6'4" (max) (2.44m x 1.93m (max))**

Obscure double glazed window to the front aspect. Luxury white suite comprising a large panelled enclosed bath with central controls with integrated shower over, handheld and ceiling mounted drencher oversized shower head, fitted shower screen, vanity wash hand basin with mixer tap and storage drawer under and concealed cistern low level dual flush wc. Recessed shelving niche. Wall-mounted chrome heated towel rail. Wall-mounted mirror with integrated lighting and shaver point to side. The room is finished with full-height porcelain wall tiling in a contemporary marble-effect design, complemented by coordinating floor tiles. Wall mounted LED mirror. Smooth ceiling incorporating recessed lighting and extractor fan.

#### **To the Outside of the Property**



**Garden:** The rear garden opens onto a generous size 'Sandstone' patio, ideal for outdoor seating and entertaining. Beyond, the garden is predominantly laid to lawn and complemented by a shrub border to the rear, providing. Additional features include an external tap, outside lighting and gated side access to the front of the home and a personal door leading directly into the garage.

**Frontage:** To the front, the property is approached via block-paved footpaths with established planting beds directly in front of the home. The remainder of the frontage is laid to lawn, creating an attractive and well-maintained approach.

Block paved driveway to;

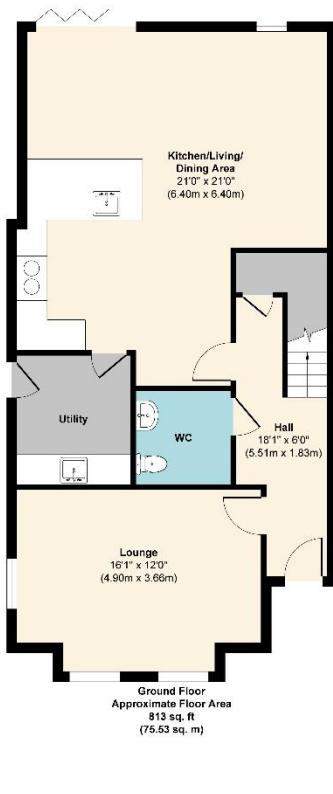
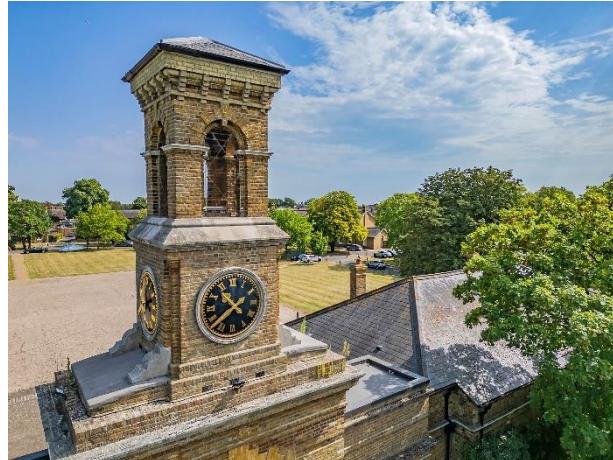
Driveway providing access to garage and off street parking.

Larger than average Garage: 22'8" x 10'3" (6.9m x 3.12m)

Obscure double-glazed window to rear aspect, with matching obscure double-glazed door providing access to the rear garden. Electric up-and-over door. Wall-mounted 'Vaillant' boiler supplying domestic hot water and central heating. Power points and lighting.



*Please note that there is an annual charge payable by all residents within the Garrison, for the upkeep of all the communal grounds around the site of approx. £300 per annum*



Approx. Gross Internal Floor Area 1425 sq. ft / 132.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Council Tax Band F**

#### PRELIMINARY DETAILS - AWAITING VERIFICATION

*Please note that there is an annual charge payable by all residents within the Garrison, for the upkeep of all the communal grounds around the site of approx. £300 per annum..*

**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.

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