

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £475,000 - £485,000**

**6 Chapel Place, Shoeburyness, Essex, SS3 9QU**





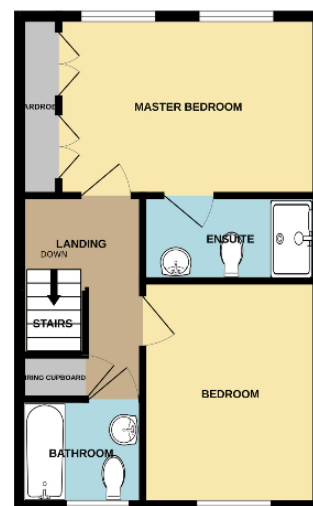
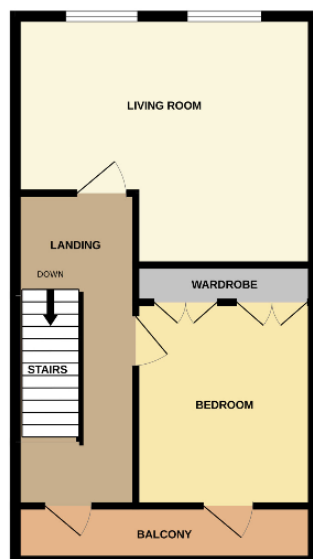
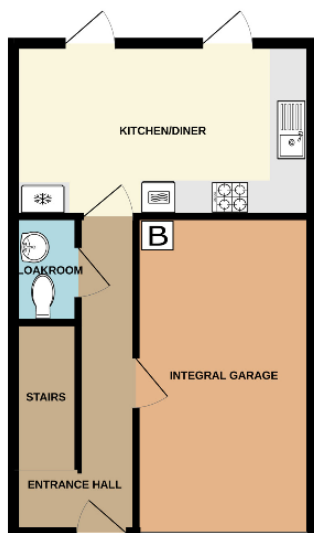
**This attractive family home is located within the highly desirable Shoebury Garrison and is arranged over three floors, offering versatile and generously proportioned accommodation.**

**The property features three bedrooms and three bathrooms, providing flexible living space ideal for modern family life. Further benefits include a garage, off-street parking, and a low-maintenance, south-facing rear garden.**

**From the front-facing balcony, there are charming views towards the iconic Clock Tower, adding to the home's unique appeal. With its prime location and well-presented interior, this property represents a superb opportunity for families seeking style, comfort, and an enviable lifestyle within Shoebury Garrison.**



- *An ideal home for families seeking space and a coastal lifestyle in a prestigious setting within the ever-popular and historic Shoebury Garrison*
- *Arranged over three floors, offering versatile and well-balanced living accommodation*
- *Full-width front balcony with views toward the iconic Clock Tower and former Garrison Chapel*
- *Prime location with the beachfront, cricket pitch and pavilion, nature reserve, Hinguar Primary School, and local convenience store all within easy walking distance*
- *Spacious kitchen/diner with direct access to the compact low maintenance south-facing rear garden*
- *Ground floor guest WC*
- *Family bathroom serving the upper floors*
- *En-suite shower room to the principal bedroom*
- *Three generous double bedrooms*
- *Built-in wardrobes to bedrooms one and two*
- *Low-maintenance, south-facing rear garden ideal for outdoor entertaining*
- *Garage providing secure parking or additional storage*
- *Off-road parking to the front of the property*
- *Within close proximity to the mainline railway station with direct links to London Fenchurch Street*



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 via:** Solid hardwood door inset with spyhole provides access to;

#### **Reception Hallway: 17' x 7' (max) (5.18m x 2.13m (max))**

Stairs rise to the first-floor accommodation with an attractive spindle balustrade and a useful half-height understairs storage cupboard. The hallway benefits from a thermostat control panel, radiator, and courtesy door to the garage, together with a further door leading through to the kitchen. The space is finished with wood-effect Karndean flooring and coving to the smooth plastered ceiling, creating a welcoming and well-appointed entrance area.

#### **Guest Cloakroom / wc: 5'10" x 3'4" (1.78m x 1.02m)**

The modern two-piece white suite comprises a concealed-cistern low-level WC and a suspended wash hand basin with contemporary mixer tap. Further features include a radiator, partly tiled walls with an attractive decorative border, and tiled flooring. The smooth plastered ceiling is inset with downlighters and an extractor fan.

#### **Kitchen/Breakfast Room: 16'10" x 8'8" (5.13m x 2.64m)**

A pair of double-glazed doors to the rear aspect open directly onto the garden, creating a bright and inviting space ideal for everyday living and entertaining. The kitchen is fitted with an extensive range of eye- and base-level units, complemented by rolled-edge work surfaces and inset with a stainless-steel one-and-a-quarter sink unit with mixer tap and pelmet lighting above. Integrated appliances include a *Belling* double oven, split-level four-ring *Siemens* gas hob with matching extractor hood, dishwasher and an upright fridge/freezer, together with an under-counter recess for a washing machine. Further features include ceramic tiled flooring, partly tiled walls, a radiator, and coving to the smooth plastered ceiling, which is inset with downlighters.

#### **The First Floor Accommodation comprises**

##### **Landing: 15'11" x 6'9" (4.85m x 2.06m)**

Double glazed door to front aspect providing access to balcony which offer views across to The Chapel and Horseshoe Crescent. Ample space available to accommodate 'Study Area'. Radiator. Door to Living Room and Bedroom Three. Further staircase with spindle balustrade to Second Floor Landing. Coving to smooth plastered ceiling.

**Balcony:** Decked seating area with views across to The Chapel and Horseshoe Crescent.

**Living Room:** 16'10" x 13'7" (max) (5.13m x 4.14m (max))

Pair of impressive floor to ceiling double glazed windows to rear aspect. Two radiators. Coving to smooth plastered ceiling.

**Bedroom:** 12'6" (3.8) (including wardrobes) x 10' (3.05)

Double glazed door to front aspect providing access to balcony which offer views across to The Chapel and Horseshoe Crescent. Radiator. Twin double doors to recessed pair of wardrobes/cupboards with hanging space. Coving to smooth plastered ceiling.

#### **The Second Floor Accommodation comprises**

**Landing:** 9'1" (2.77) x 6'9" (2.06) (incl staircase)

Approached via turned staircase. Door to over stairs airing cupboard. Doors to Main Bedroom, Bedroom Two and Bathroom. Radiator. Coving to smooth plastered ceiling with access to loft space.

**Principle Bedroom Suite:** 16'10" (5.13) (incl wardrobes) x 10'2" (3.1)

Pair of double glazed windows to rear aspect. Twin double doors to recessed pair of wardrobes/cupboards with hanging space. Radiator. Coving to smooth plastered ceiling. Door to;

**En suite Shower Room:** 9'10" x 5'7" (3m x 1.7m)

The modern three piece white suite comprises double width fully tiled shower cubicle with integrated shower unit, pedestal wash hand basin with mixer taps over and concealed cistern flush wc. Partly tiled walls. Shaver point. Ladder style heated towel rail. Tiled effect flooring. Smooth plastered ceiling inset with down lighters with extractor fan.

**Bedroom:** 10'4" x 9'7" (3.15m x 2.92m)

Double glazed windows to front aspect. Radiator. Coving to smooth plastered ceiling.

**Family Bathroom:** 6'8" x 5'10" (2.03m x 1.78m)

Obscure double glazed window to front aspect. The modern three piece white suite comprises panelled enclosed bath with mixer taps and shower attachment over with fitted shower screen, pedestal wash hand basin with contemporary mixer taps over and concealed cistern flush wc. Partly tiled walls inset with border tile inlay. Ladder style heated towel rail. Shaver point. Smooth plastered ceiling inset with down lighters with extractor fan.

**To the Outside of the Property:** The SOUTH FACING rear garden is approached via the Kitchen and commences with patio seating area. The landscaped garden is split level with decked stairway leading to the rear of the garden which offers a further patio seating area with a range of sunken and raised flower beds borders inset with established shrubs and trees. Fencing to boundaries. Exterior lighting and outside water tap.

**Frontage:** Block paved off road parking for one vehicle. Access to;

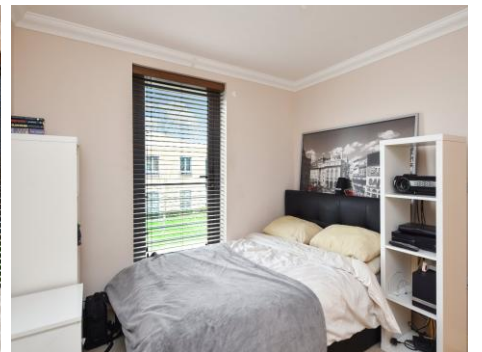
**Garage:** 12'1" x 9'2" (3.68m x 2.8m) Access via up-and-a-over door. Wall mounted 'Potterton' boiler. Courtesy door to Hallway.

#### **PRELIMINARY DETAILS - AWAITING VERIFICATION**

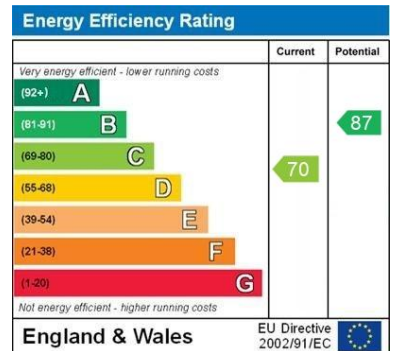
**Council Tax Band D**

**AGENTS NOTE;** Please note that there is an annual charge for approx. £300.00 for the upkeep of all of the communal grounds around the site.









**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. 1/29/2026