

EST. 1995

HUNT ROCHE

The Estate Agent



Prices from: £410,000

** NEW HOME **, 'The Byford', Artillery Mews, Shoeburyness, Essex, SS3 9BX



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Welcome to Artillery Mews, a vibrant new community in Shoeburyness. This exciting development offers a selection of new build homes, with The Byford currently available — a stylish three-bedroom home offered in semi-detached, end-terrace, and mid-terrace configurations. Residents benefit from extensive public open spaces and nearby nature trails, while families will appreciate the excellent local schools. Shoeburyness railway station is approximately a 10-minute walk away, providing direct connections to London Fenchurch Street in around an hour via the c2c line.

For further information or to arrange a viewing, applicants are invited to contact
Hunt Roche Land & New Homes.

Guidance Notes: *Some images are used for illustrative purposes only and may include optional upgrades, subject to availability and additional cost. All room sizes are approximate. Images, specifications and measurements are provided for guidance only and do not form part of any contract or definitive representation of the finished property. Where stated, room dimensions are maximums (±50mm) and may include fitted wardrobes or similar features.*

Room Dimensions:

Kitchen/Dining Area — 5.06m × 2.87m (16'7" × 9'5")

Living Room — 4.24m × 3.99m (13'11" × 13'1")



Education:

- Hinguar Community Primary School & Nursery - 0.2miles
- Shoeburyness High School - 0.7miles

Shopping:

- Sainsbury's Local - 0.2miles
- Lidl - 0.2miles
- Asda Shopping Facilities - 0.9miles

Transport Links:

- Shoeburyness Train Station - 0.3mi
- Bus Stops 0.3miles

Restaurants / Bars etc:

- Queen Bee's Tearoom - 0.3miles
- The Shoebury Hotel 'Brasserie and Wine Bar' - 0.3miles
- The Cart and Wagon Shed 'Heritage Centre & Serendipity Cafe' - 0.3miles

Attractions:

- Gunners Park Nature Reserve - 0.9miles
- Shoebury 'Award winning Blue Flag' East Beach - 0.3 miles
- Garon Park - Recreational area with Swimming Pool, leisure facilities, gymnasium, Golf Course, musical, family events and festivals throughout the year - 3.6miles
- Adventure Island 'UK's number 1 FREE ADMISSION theme park' - 3.6miles

Airport:

- London Southend Airport - With an ever increasing range of destinations within Europe with further destinations planned - 4.6miles

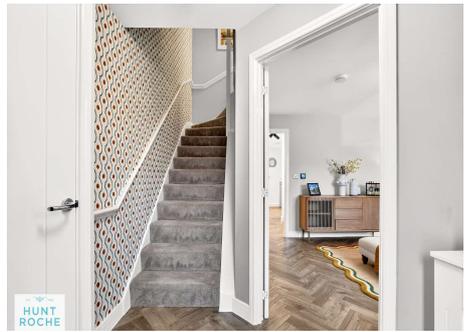
Taylor Wimpey: We understand that, as part of the planning consent for this development, a number of homes may be designated as Section 106 (Section 75 in Scotland) affordable housing. These properties will remain within affordable housing tenure and are clearly identified as not available for general sale. The remaining homes are offered for open market sale (including bulk purchases) to a range of buyers, including private individuals, local authorities, housing associations and other commercial landlords; therefore, the tenure mix across the development may change.

For further information or to arrange a viewing, applicants are invited to contact Hunt Roche, who will refer your enquiry directly to the developer.

Hunt Roche may receive a referral fee from the developer for successful introductions.

Estate Management Fee: An annual fee of approx £400 - £500 applied depending on plot number.





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. 2/28/2026