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HUNT ROCHE

The Estate Agent



60% Shared Ownership available at £216,000

11 Gunners Rise, * Part Buy / Part Rent Home *, Shoebury Garrison, Essex, SS3 9FD



FIRST TIME BUYER? – Shared Ownership Opportunity

Looking to step onto the property ladder? This fantastic shared ownership opportunity offers an affordable way to own your home while enjoying modern living.

Available with a 60% share price of £216,000, based on a full market value of £360,000, this well-presented two double bedroom home is an ideal option for first-time buyers. The accommodation includes two double bedrooms, bathroom, a modern fitted kitchen and a ground floor cloakroom, with premium Karndean flooring throughout the ground floor. The living/dining room features French doors opening onto a west-facing rear garden. The home also benefits from solar panels, helping to improve energy efficiency. Shared ownership allows you to purchase a share of the property while paying rent on the remaining portion, offering a more accessible route into home ownership.

Contact us today to find out more or arrange a viewing.

Shared Ownership Information: This fantastic shared ownership opportunity provides an affordable way to step onto the property ladder, making home ownership more accessible for first-time buyers.

With a 60% share price of £216,000 and a full market value from £360,000, buyers can purchase a share of the property while paying a subsidised rent of £329.48 per month on the remaining portion together with a service charge of £50.40 per calendar month.

Shared ownership offers a practical and flexible route into the housing market, allowing buyers to secure their own home with a lower initial purchase price, while retaining the opportunity to increase their ownership share in the future (subject to terms).

An excellent chance to secure a well-priced home and take that first step into property ownership.

How Shared Ownership Works:

You purchase a share of a home (this being 60%). Please be advised that Shared Ownership Homes include monthly payments made up of:

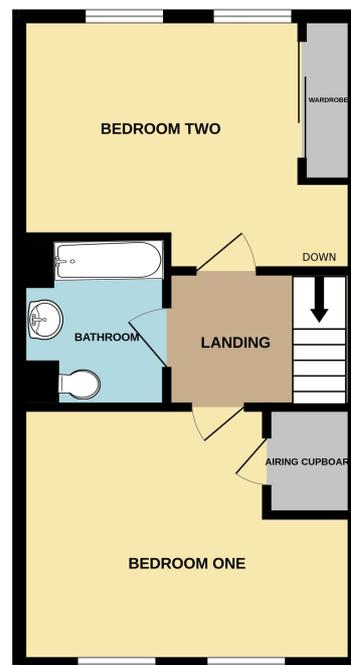
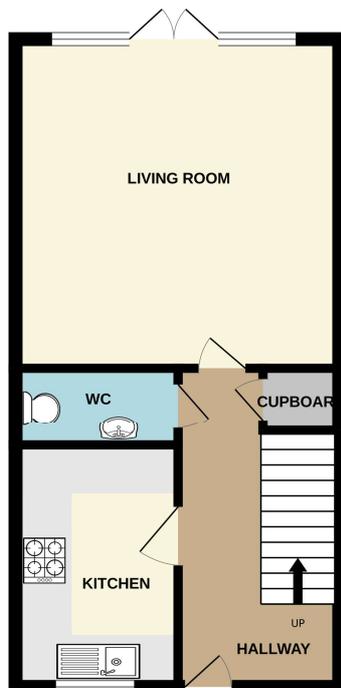
- A mortgage on the share you own
- A subsidised rent on the share you don't
- A service charge (where applicable).
- A 5–10% mortgage deposit is typically required, based on the share you're buying.



Life within the Garrison: Shoebury Garrison is a distinctive coastal residential area located in Shoeburyness, Essex, on the eastern edge of Southend-on-Sea. Once a historic military base, the site has been thoughtfully redeveloped into an attractive seaside neighbourhood that blends period military architecture with modern homes and landscaped open spaces.



- The home boasts a WEST FACING garden with views over Gunners Park and Shoebury Ranges Nature Reserve to the rear of the home
- Modern fitted Kitchen with appliances including electric oven, gas hob, fridge/freezer and washing machine
- Premium 'Karndean' flooring to Hallway and Kitchen
- Ground floor Guest Cloakroom/WC
- Living room with French doors opening onto a west-facing rear garden
- Modern fully tiled bathroom
- Located within the highly desirable Shoebury Garrison, just yards from the cricket pitch and a short stroll to the beachfront
- Offered with NO ONWARD CHAIN



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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Property Information.

Entrance via: Canopied entrance to a composite panelled door inset with glazed insert providing access to;

Hallway: 14'1" x 6'9" (4.3m x 2.06m) Attractive wood effect 'Karndean' flooring with a decorative tiled feature area to the entrance. Doors leading to the Living Room, Kitchen and ground floor cloakroom/WC. Stairs rising to the first floor with spindle balustrade and half-height door to useful under-stairs storage. Thermostat control panel. Radiator. Smooth plastered ceiling.

Fitted Kitchen: 10'3" x 6'10" (3.12m x 2.08m) Double glazed window to front aspect. The modern fitted Kitchen comprising a range of matching gloss fronted eye and base level units with rolled edge 'wood effect' work surfaces and inset stainless steel sink with drainer and mixer tap. Built in 'Zanussi' electric oven with four ring gas hob and stainless steel splashback with 'Zanussi' extractor hood over. Integrated upright fridge/freezer and undercounter 'Hoover' washing machine. Radiator. Karndean flooring. Smooth plastered ceiling inset with recessed lighting.

Ground Floor Guest WC: 6'10" x 3'5" (2.08m x 1.04m) The white two piece suite comprising dual flush low level WC and pedestal wash hand basin and tiled splashback. Heated chrome towel rail. Useful display recess with shelving. Smooth plastered ceiling.

Living /Dining Room: 14'1" x 14'1" (4.3m x 4.3m) Pair of double glazed French doors to rear with matching side panels, providing access to the WEST FACING rear garden and allowing plenty of natural light. Spacious reception room with neutral décor with two radiators and smooth plastered ceiling.

The first floor accommodation comprises

Landing: 7' x 5'11" (2.13m x 1.8m) Doors leading to both bedrooms and family bathroom. Spindle balustrade overlooking the stairwell. Fitted carpet. Access to loft space. Thermostat control panel. Smooth plastered ceiling.

Rear Bedroom: 14'1" (4.3) x 10'11" (3.33) (reducing to 9'5" (2.87)) Pair of double glazed windows to rear aspect with lovely open views over looking Gunners Park and Shoebury Ranges Nature Reserve to the rear of the home. Mirror fronted 'slide-a-robe' wardrobe. Radiator. Smooth plastered ceiling.

Front Bedroom: 14'1" (max) x 10'11" (4.3m (max) x 3.33m) Pair of double glazed windows to front aspect. Over stair cupboard housing large water tank. Radiator. Smooth plastered ceiling.

Bathroom: 7'4" x 6'6" (max) (2.24m x 1.98m (max)) The bathroom comprises a panelled enclosed bath with mixer tap and shower attachment with fitted glazed shower screen, pedestal wash hand basin with mixer tap, and low level dual flush WC. Tiling to all visible walls. Heated towel rail. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

To the Outside of the Property:

WEST FACING REAR GARDEN

The generous size rear garden features a paved patio seating area with external lighting, ideal for outdoor dining, with the remainder laid to lawn and enclosed by fencing. The garden further benefits from a timber storage shed. At the rear boundary a gate provides access to a pathway running behind the terrace, allowing useful rear access.

Parking: Located at the end of the terrace, there is a residents' parking area providing one allocated parking space.

Tenure: Leasehold

125 years from February 2012

Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 3/10/2026