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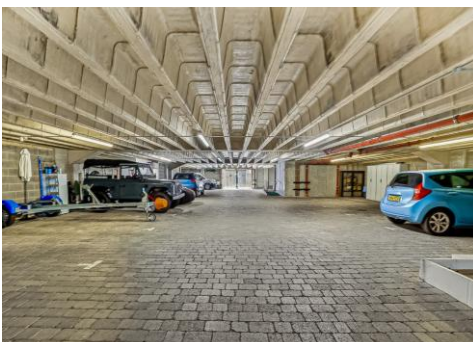
HUNT ROCHE

The Estate Agent



Asking Price: Offers in the region of £550,000

24 Parade Walk, ** LUXURY BEACHFRONT LIVING **, Shoeburyness Garrison, Essex, SS3



**** COMMANDING BEACHFRONT RESIDENCE ****

A superb opportunity to acquire this beautifully presented TWO DOUBLE BEDROOM first floor apartment, enviably positioned within the historic and highly sought-after Shoebury Garrison. Enjoying breathtaking panoramic views across the Thames Estuary from a generous private south-facing Balcony, this home offers spacious and thoughtfully designed accommodation throughout, including a dual aspect Living/Dining Room, modern fitted Kitchen, luxurious Principal Bedroom Suite with Dressing Area and En-Suite Bath/Shower Room, together with a contemporary separate Shower Room.

Further benefits include Share of Freehold, secure allocated parking accessed via electric gates, lift access and No Onward Chain. Perfectly located just moments from East Beach, Gunners Park Nature Reserve, local shopping facilities and Shoeburyness railway station providing direct services to London Fenchurch Street, this exceptional coastal residence offers a rare combination of lifestyle, convenience and spectacular Estuary views.

Viewing is highly recommended to fully appreciate the outstanding position, impressive accommodation and breathtaking outlook 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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Communal Entrance:

Secure communal entrance door with telephone entry system opening into an impressive communal Reception Hall featuring contemporary tiled flooring. Individual apartment post boxes with glazed staircase with stainless steel handrails and glass balustrading. Floor-to-ceiling glazing provides excellent natural light throughout the communal areas. Stairs and lift access to all floors.

First Floor Landing space:

Well-maintained communal landing with fitted carpeting and contemporary décor. Accessed via both lift and staircase. Solid wood effect apartment entrance door with spyhole opening to:

Reception Hall:

14'3" (4.34) (max) x 7'9" (2.36) (max)

A spacious and welcoming Reception Hall providing access to accommodation. Large walk-in storage cupboard inset with fitted shelving and fuse box together with an additional airing cupboard housing the wall-mounted 'Keston' gas fired boiler and hot water system. Entry phone handset system. Flat panel contemporary radiator. Thermostat control panel. Wood effect laminate flooring. Smooth plastered ceiling with recessed spotlighting.

Kitchen:

15'7" (4.75) > 8' (2.44) x 10'7" (3.23)

High level double glazed window to front aspect. The Kitchen is fitted with a contemporary range of high gloss eye and base level cabinetry complemented by full height 'larder style' storage units to one aspect. Granite work surfaces incorporating a one and a quarter bowl stainless steel sink unit with central mixer tap grooved drainer and matching upstands. Integrated dishwasher, upright fridge/freezer, eye level electric oven and built-in microwave over. Split level four ring electric hob with stainless steel splashback and chimney style double width extractor hood above. Space and plumbing for washing machine. Concealed under-unit lighting. Contemporary upright vertical radiator. Tiled flooring. Smooth plastered ceiling with recessed spotlighting.

Impressive Living Room/Diner:

25'2" x 17'4" (7.67m x 5.28m)

Large full height double glazed picture window to the rear aspect framing attractive views towards the Thames Estuary, complemented by a full height double glazed door opening onto the private Balcony. A particularly spacious dual aspect Living/Dining Room offering versatile accommodation with ample room for entertaining, formal dining and everyday living. Three contemporary wall mounted radiators. Wall light points. Smooth plastered ceiling inset with recessed lighting and central ceiling pendant.

Balcony:

A superb part-covered south-facing Balcony accessed from both the Living/Dining Room and Principal Bedroom Suite, commanding panoramic views across the Thames Estuary and beyond. Offering an exceptional outdoor entertaining and relaxation space, with ample room for dining furniture and seating, whilst enjoying the ever-changing coastal scenery. Composite decked flooring. Contemporary glazed balustrading. External lighting. A truly enviable feature of this impressive waterside apartment.

Principal Bedroom Suite:

Overall measurement 25'1" (7.65) x 11' (3.35)

An impressive Main Bedroom Suite enjoying direct access onto the south-facing Balcony with panoramic views across the Thames Estuary. The suite is thoughtfully arranged to provide a sleeping area, separate Dressing Area with fitted wardrobes and a well-appointed En-Suite Bath/Shower Room. Offering generous proportions throughout, this superb principal suite creates a luxurious retreat whilst maximising the outstanding coastal outlook.

Bedroom Area:

13'3" x 11' (4.04m x 3.35m)

Almost full width sliding double glazed doors providing direct access onto the Balcony. Contemporary wall mounted flat panelled radiator. Smooth plastered ceiling incorporating recessed spotlighting.

En-Suite:**7'5" x 6'10" (max) (2.26m x 2.08m (max))**

A contemporary fully tiled room fitted with a modern three-piece suite comprising panel enclosed bath with wall mounted mixer tap and shower attachment, wall mounted oversized 'Roca' wash hand basin with mixer tap over and low level dual flush W.C. Feature mirrored wall incorporating a recessed display niche with timber effect shelf and decorative mosaic tiled inset. Shaver point. Chrome heated towel rail. Tiled flooring. Smooth plastered ceiling incorporating extractor fan and recessed spotlighting.

Dressing Area:**7'10" x 7' (2.4m x 2.13m)**

A thoughtfully designed Dressing Area featuring extensive fitted sliding wardrobes to both sides, providing superb hanging and storage accommodation. Full height wall mounted mirror enhancing the sense of light and space. Recessed spotlighting. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two:**15'5" x 10'3" (4.7m x 3.12m)**

High level double glazed window to front aspect. Well-proportioned double bedroom featuring a built-in wardrobe with sliding doors. Contemporary wall mounted flat panel radiator. Smooth plastered ceiling incorporating recessed spotlighting.

Shower Room:**7'2" (max) x 6'6" (2.18m (max) x 1.98m)**

A contemporary Shower Room fitted with a generous shower enclosure featuring a glazed screen and door, incorporating a multi-function body jet shower system with oversized drencher style shower head and additional handheld shower attachment. Wall mounted wash hand basin with mixer tap and low level concealed dual flush W.C. Complementary wall tiling with a fully tiled shower enclosure. Large wall mounted mirror with display shelf beneath. High level door opening to a useful storage cupboard. Chrome heated towel rail. Tiled flooring. Shaver point. Smooth plastered ceiling incorporating recessed spotlighting and extractor fan.

External & Allocated Parking:

The property benefits from an allocated parking space situated within a secure residents' parking area, accessed via remotely operated electric gates.

Further benefits include a communal refuse storage facility, secure telephone entry system and lift access serving all floors.

Tenure: Share of Freehold

Lease: 125 years from 1st January 2002 (approximately 100 years remaining, subject to verification).

Service & Maintenance Charges: We understand the current service and maintenance charges are approximately £3,000 per annum. This includes buildings insurance, cleaning and maintenance of the communal areas, together with the general upkeep and management of the development.

Garrison Management Charge: We understand an additional charge of approximately £1,200 per annum is payable to The Garrison Management Company for the maintenance and upkeep of the communal grounds and wider estate.

All figures relating to tenure, lease length and charges are provided for guidance purposes only and should be independently verified by a purchaser's solicitor or conveyancer prior to exchange of contracts.

Council Tax Band E**PRELIMINARY DETAILS – AWAITING VERIFICATION**



HUNT ROCHE
GARRISON BUREAU





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. 6/6/2026