

Est. 1870 1995

HUNT ROCHE

The Estate Agent



Asking Price: OIEO £450,000

55 Horseshoe Crescent, Shoebury Garrison, Shoeburyness, Essex, SS3 9WL




HUNT ROCHE
GARRISON BUREAU
01702 585888



Occupying a desirable position within the historic Shoebury Garrison, this attractive three-storey family home offers well-proportioned accommodation throughout, including three generous double Bedrooms, three Bath/Shower Rooms and a spacious Living/Dining Room opening onto a west-facing rear Garden. The impressive Principal Suite benefits from an En-Suite Shower Room, whilst the second top floor provides a further generous Double Bedroom together with a substantial walk-in Wardrobe. Further benefits include allocated parking, a Garage and the advantage of 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.
Made with Metropix ©2025

- Well presented three-storey family home within the historic Shoebury Garrison
- Three generous double Bedrooms, including a Principal Bedroom with En-Suite Shower Room
- Bright and spacious Living/Dining Room with double glazed doors opening onto the WEST-facing rear Garden
- Fitted Kitchen and Ground Floor Cloakroom/WC
- Large walk-in wardrobe adjacent to the top floor bedroom
- Allocated parking space & Garage
- Offered for sale with No Onward Chain
- Enjoying a prime position within the much-requested Shoebury Garrison, steeped in military history dating back to the mid-1800s
- Just moments from the iconic Clock Tower, Central Parade and the beautifully maintained Cricket Green
- A short stroll to East Beach, the Heritage Centre with café and nearby Nature Reserve
- Conveniently positioned for Hinguar Primary School, local convenience shopping and Lidl supermarket
- Excellent transport links, with Shoeburyness Mainline Railway Station providing services to London Fenchurch Street in approximately one hour

**Proudly brought to the market by Hunt Roche 'The Garrison Bureau' –
Specialists in the sale of Garrison homes.**

Entrance via: Approached via an open columned porchway with courtesy light. Panelled hardwood door leading to;

Entrance Hall: 16'11" x 3'3" (5.16m x 1m) Staircase rising to the first floor accommodation. Radiator. Wood effect LVT flooring. Panelled doors to the Kitchen and Living/Dining Room. Smooth plastered ceiling. Further panelled door opening to:

Ground Floor Cloakroom/Guest WC: 4' x 3'4" (1.22m x 1.02m) The suite comprises a close-coupled low level WC with chrome flush lever and corner wall mounted wash hand basin with twin taps. Attractive partly tiled walls incorporating a decorative border tile. Wood effect LVT flooring. Smooth plastered ceiling with extractor fan.

Living Room/Dining Room: 16'10" x 13'1" (5.13m x 4m) uPVC double glazed sash window to the rear aspect together with a pair of uPVC double glazed French doors opening directly onto the rear Garden, creating a bright and spacious entertaining area. Panelled door to useful understairs storage cupboard. Two radiators. Wood effect LVT flooring. Coving to smooth plastered ceiling.

Kitchen: 12'7" (3.84) max x 9'6" (2.9) (L-Shape) Double glazed sash window to the front aspect. The Kitchen is fitted with a comprehensive range of matching eye and base level units to two aspects with square edge work surfaces over, incorporating a one-and-a-quarter bowl stainless steel sink unit with mixer tap and drainer. Built-in electric oven with four ring gas hob and stainless steel extractor canopy over. Recess and plumbing for washing machine. Additional under-counter appliance recess for dishwasher and condenser tumble drier. Space for upright fridge/freezer. Attractive tiled splashbacks. Radiator. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation Comprises

Landing: Turned staircase rising to the second floor with attractive spindle balustrade and timber handrail. radiator. Panelled doors to the Principal Bedroom, further Double Bedroom and Family Bathroom. Smooth plastered ceiling.

Principal Ensuite Bedroom: 13' x 9'10" (3.96m x 3m) Pair of uPVC double glazed sash windows to the west-facing rear aspect. Radiator. Smooth plastered ceiling. Panelled door to;

En Suite: 6'10" max x 3'7" (2.08m max x 1.1m) The En-Suite comprises a tiled shower cubicle fitted with an independent shower, pedestal wash hand basin and low level flush W.C. Wall mounted stainless steel mirrored cabinet. Radiator. Partly tiled walls. Tiled flooring. Extractor fan. Shaver point. Smooth plastered ceiling with recessed lighting.

Front Bedroom: 13'2" x 9'10" (4.01m x 3m) uPVC double glazed sash window to the front aspect. uPVC double glazed door opening onto a private walled balcony. Radiator. Smooth plastered ceiling.

Family Bathroom: 6'7" x 5'6" (2m x 1.68m) The white three-piece suite comprises a low level flush W/C, pedestal wash hand basin with twin taps, and a panelled enclosed bath with mixer tap incorporating hand-held shower attachment. Wall mounted glass shelf with shaver point above. Ceiling mounted extractor fan. Radiator. Tiled flooring. Smooth plastered ceiling.

The Second Floor Accommodation Comprises

Landing: Radiator. Panelled door to cupboard housing wall mounted boiler servicing both central heating and domestic hot water. Panelled door leading to Bedroom and Walk in Wardrobe. Smooth plastered ceiling.

Top Floor Bedroom: 13'2" (4.01) x 11'4" (3.45) (some restricted head height) Pair of double glazed roof windows to the rear aspect providing excellent natural light. Radiator. Panelled door to a large eaves storage cupboard. Smooth plastered part sloping ceiling.

Walk-in Wardrobe: 13'2" (4.01) x 4'2" (1.27) (some restricted head height) Fitted with an extensive range of hanging rails and open shelving, providing excellent clothes storage. Smooth plastered ceiling.

To The Outside of the Property:

A delightful rear Garden, commencing with a paved patio seating area and leading onto a central lawn, complemented by mature planted borders and a decorative shingled area to the rear. A paved pathway extends to the side, with gated rear access. The Garden is enclosed by timber fencing and offers an attractive outdoor space to relax and entertain.

Parking; One space (allocated).

Garage: Up and over door to front

Directions:

The property is located between Blocks F & G within the Horseshoe Crescent.

Agents Note: Upkeep Service Charge:

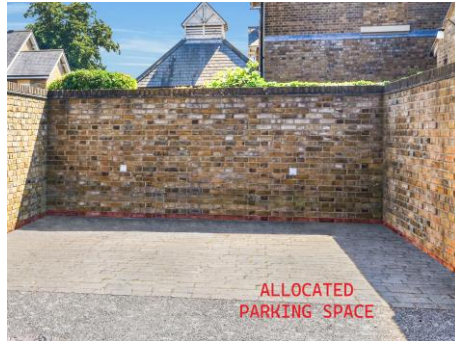
Please note that there is an annual service charge for the upkeep of the communal grounds around the Garrison development is approx. £340 per year. Please note that this figure is provided for guidance purposes only and any interested party will need to have this verified via their instructed solicitor/conveyancer.

Council Tax: Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
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. 6/20/2026