

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £374,995

The Galleon Apartments, Plot 181, 'Garrison Point' Barge Pier Road, Shoeburyness, Essex,

Bellway

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Land & New Homes



A rare opportunity to secure this impressive first floor THREE BEDROOM versatile apartment at The Galleon Apartments, forming part of Bellway's exciting new Garrison Point development.

Available to reserve off-plan, this spacious home has been carefully designed to offer flexible modern living, featuring a welcoming entrance, generous open-plan kitchen, dining and living space, three well-proportioned bedrooms, an en suite shower room to the principal bedroom and a further family bathroom. With private outdoor space and the added benefit of two allocated undercover parking spaces, this superb apartment offers an exceptional combination of comfort, convenience and contemporary coastal living.

Thoughtfully designed for modern lifestyles, this **First Floor apartment** features a spacious open-plan Kitchen/Dining/Living area opening onto a generous private all-weather seating terrace, two comfortable Bedrooms and the added convenience of secure undercroft parking.

The Ground Floor is dedicated to under croft parking, with residential accommodation commencing at First Floor level and a lift serving all apartment floors. A stylish and practical home offering contemporary living at its finest.

Approx Room Dimensions

Kitchen: 11'11" x 6'10" (3.63m x 2.08m)

Open plan to;

Living/Dining: 20'1" x 12'4" (6.12m x 3.76m)

Access to a covered south-facing seating terrace.

Bedroom One: 15'11" x 12'4" (4.85m x 3.76m)

Fitted slide'a'robe wardrobe included.

Access to personal En Suite: 7'4" x 4'9"

Bedroom Two: 14' x 9'1" (4.27m x 2.77m)

Bedroom Three: 14' x 8'8" (4.27m x 2.64m)

Bathroom: 7'4" x 6'7" (2.24m x 2m)

Specification:

Kitchen

- Choice of contemporary kitchen cupboards and worktops.*
- Electric oven with induction hob and glass splashback.
- Integrated fridge/freezer and slimline dishwasher.
- Washer/dryer.
- Granite composite kitchen sink available in a choice of colours.*

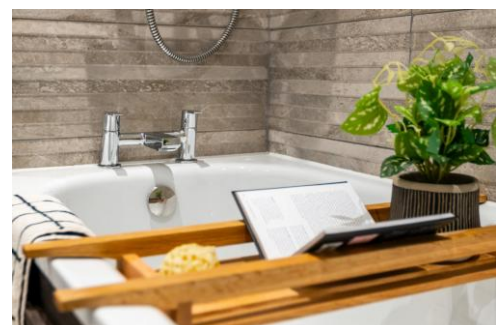
Bathroom

- Choice of stylish wall tiles.*

Bedroom One

- Fitted wardrobe with mirrored sliding doors.

Choices are subject to availability and the stage of construction.



Tenure: Leasehold

Lease Term: 999-year lease with peppercorn ground rent, meaning no ongoing ground rent charges are payable.
Service Charge: Estimated at £1509.00 per annum. This contributes towards the maintenance and upkeep of the communal areas and shared facilities within the development.

Lifestyle Highlights:*Coastal Living*

Enjoy the very best of seaside living with the beach, Thames Estuary and picturesque coastline all within easy walking distance.

Green Open Spaces

Located beside the beautiful Gunners Park, offering nature walks, cycle routes, tennis courts, children's play areas and open green spaces.

Commuter Friendly

Shoeburyness Station provides direct services to London Fenchurch Street, whilst excellent road connections make travelling throughout Essex straightforward.

Family Location

A range of well-regarded schools, everyday shopping facilities and leisure amenities are all close by, making Garrison Point ideal for families and professionals alike.

Shoebury Common Beach - 9 mins

Gunners Park - 5 mins

Southend-on-Sea - 11 mins

Shoeburyness train station - 4 mins

London Southend Airport - 15 mins

Hunt Roche Land & New Homes:

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- Plot availability
- Launch date announcements

Development Highlights:

Part of Bellway's exciting Garrison Point development

Energy-efficient home designed for modern living

Gunners Park and the Thames Estuary within walking distance

Approximately 4 minutes from Shoeburyness Station, with direct services to London Fenchurch Street

Approximately 5 minutes from Gunners Park

Approximately 9 minutes from Shoebury Common Beach

Convenient for local shops, cafés, restaurants and leisure facilities

Well served by a selection of local schools

Southend-on-Sea city centre and London Southend Airport within easy reach

Disclaimer: *The images shown are computer-generated and/or from previous Bellway developments and are for illustrative purposes only. They are intended to provide a guide to the design, specification and finish of the development and may not represent the exact plot available.*

Room dimensions are approximate and are provided for guidance only. They should not be relied upon for the placement of furniture, furnishings or appliances.

Specifications, layouts, finishes and materials may vary between plots and are subject to the stage of construction. Bellway reserves the right to make changes as part of its ongoing product development.



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