

Boundary Way, Shoeburyness Garrison

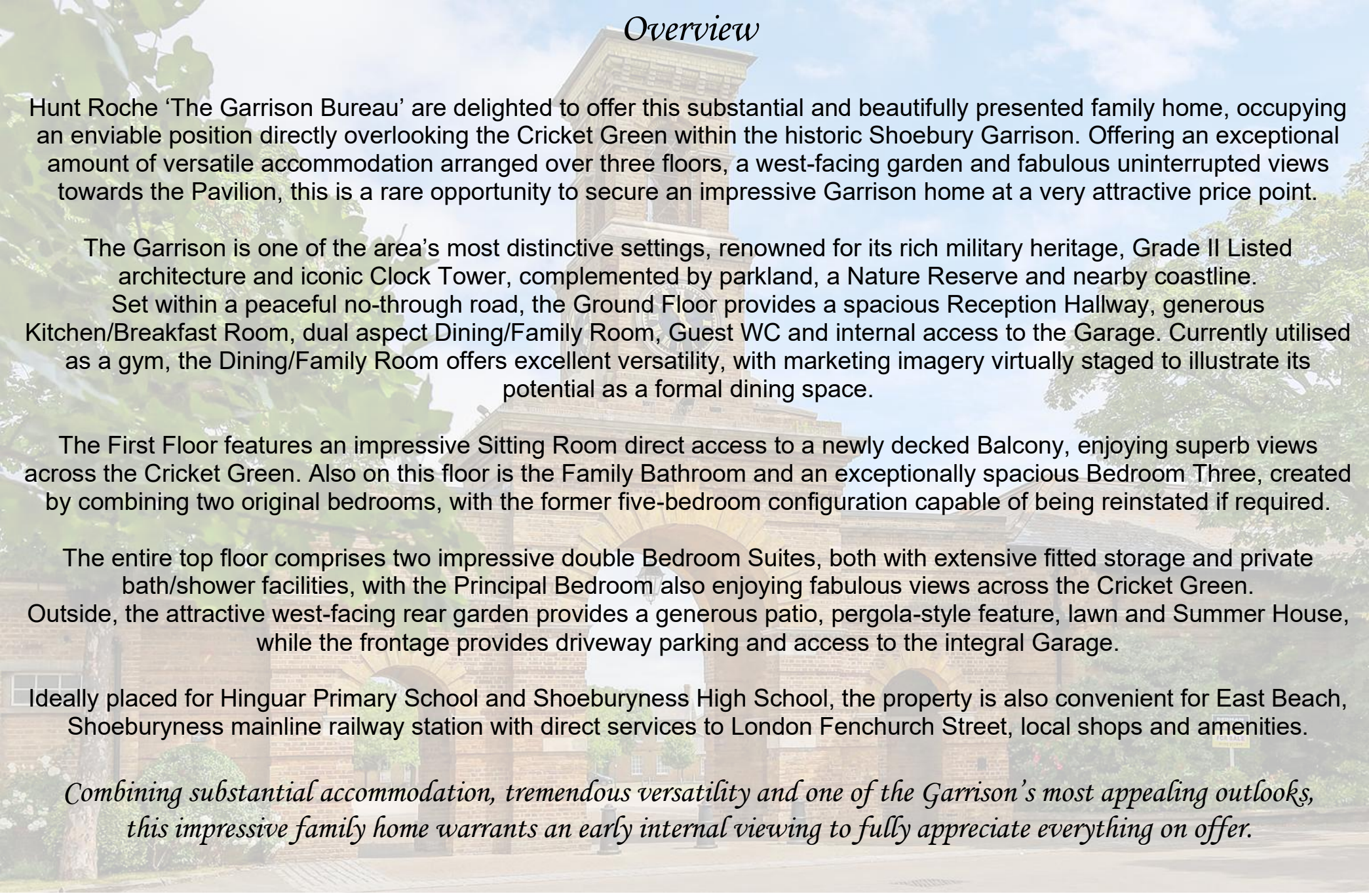


HUNT ROCHE
The Estate Agents
FOR SALE
01702 290900


HUNT ROCHE
GARRISON BUREAU

Guide Price £650,000 - £670,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900



Overview

Hunt Roche 'The Garrison Bureau' are delighted to offer this substantial and beautifully presented family home, occupying an enviable position directly overlooking the Cricket Green within the historic Shoebury Garrison. Offering an exceptional amount of versatile accommodation arranged over three floors, a west-facing garden and fabulous uninterrupted views towards the Pavilion, this is a rare opportunity to secure an impressive Garrison home at a very attractive price point.

The Garrison is one of the area's most distinctive settings, renowned for its rich military heritage, Grade II Listed architecture and iconic Clock Tower, complemented by parkland, a Nature Reserve and nearby coastline.

Set within a peaceful no-through road, the Ground Floor provides a spacious Reception Hallway, generous Kitchen/Breakfast Room, dual aspect Dining/Family Room, Guest WC and internal access to the Garage. Currently utilised as a gym, the Dining/Family Room offers excellent versatility, with marketing imagery virtually staged to illustrate its potential as a formal dining space.

The First Floor features an impressive Sitting Room direct access to a newly decked Balcony, enjoying superb views across the Cricket Green. Also on this floor is the Family Bathroom and an exceptionally spacious Bedroom Three, created by combining two original bedrooms, with the former five-bedroom configuration capable of being reinstated if required.

The entire top floor comprises two impressive double Bedroom Suites, both with extensive fitted storage and private bath/shower facilities, with the Principal Bedroom also enjoying fabulous views across the Cricket Green. Outside, the attractive west-facing rear garden provides a generous patio, pergola-style feature, lawn and Summer House, while the frontage provides driveway parking and access to the integral Garage.

Ideally placed for Hinguar Primary School and Shoeburyness High School, the property is also convenient for East Beach, Shoeburyness mainline railway station with direct services to London Fenchurch Street, local shops and amenities.

Combining substantial accommodation, tremendous versatility and one of the Garrison's most appealing outlooks, this impressive family home warrants an early internal viewing to fully appreciate everything on offer.



Entrance via: Panelled hardwood entrance door with inset numbered obscure double glazed panel, providing access to:

Spacious Reception Hallway: 18'1" (5.5) (5.5) x 10'7" (3.23) (3.23) (irregular max measurement) Turning staircase rising to First Floor accommodation with painted spindle balustrade and useful under stairs storage cupboard. Doors leading to the Dining Room/Family Room, Kitchen and Garage. Built-in double cloaks/storage cupboard. Thermostat control panel. Radiator. Attractive wood-effect flooring featuring a decorative compass rose inlay. Coved and smooth plastered ceiling. Door to;

Guest Cloakroom/WC: Modern white suite comprising wall-mounted Roca wash hand basin with mixer tap and Roca dual flush WC. Part tiled walls with contrasting mosaic border, radiator. Smooth plastered ceiling with recessed lighting and extractor fan.



Dual aspect Dining Room / Family Room: 15'7" x 9'11" (4.75m x 3.02m) uPVC double glazed windows to front and rear aspects, both fitted with made-to-measure plantation-style shutters, with the front enjoying views towards the Cricket Green. Two radiators. High quality wood-effect laminate flooring. Cornice to smooth plastered ceiling.

Please Note: This room is currently utilised as a gym. The image shown has been virtually staged using CGI furniture to illustrate its potential use as a Dining Room.



Kitchen / Breakfast Room: 20.9 x 11'3" (20.9 x 3.43m) Double glazed window to rear aspect together with double glazed door opening directly onto the patio and rear garden. Fitted with an extensive range of contemporary Shaker-style eye and base level units with contrasting granite work surfaces and matching upstands, incorporating a stainless steel one-and-a-quarter bowl sink with mixer tap. Smeg five-burner range-style oven with stainless steel splashback and extractor canopy over. Integrated dishwasher and washing machine. Space for American-style fridge/freezer. Extensive under-unit and feature lighting. Generous space for dining table and chairs. Tiled flooring. Radiator. Cornice to smooth plastered ceiling with lighting.

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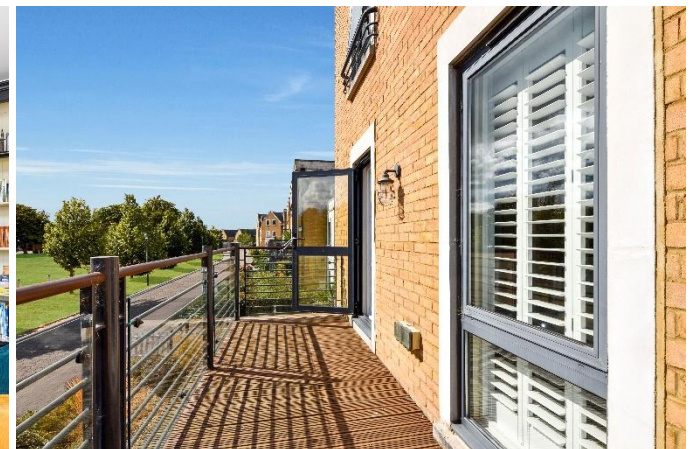
Landing: 9'9" (2.97) (2.97) x 10'8" (3.25) (3.25) (max incl staircase)

Turned staircase with spindle balustrade leading to the landing. Doors to all rooms. Radiator. Spacious airing cupboard with fitted linen shelving. Further turned staircase with spindle balustrade continuing to the upper floor. Cornice to smooth plastered ceiling.

Impressive Living Room: 20'9" (6.32) x 16'2" (4.93) (narrowing to 11'4" (3.45))

Almost full-height double glazed window to front aspect, fitted with made-to-measure wood-effect plantation shutters, providing an excellent degree of natural light. Further double glazed door with matching plantation shutters providing access to the rear. Three radiators. Cornice to smooth plastered ceiling.

Please Note; Impressive bespoke library-style cabinetry extending across the wall, incorporating extensive shelving, storage drawers and a fitted sliding library ladder, **which can remain subject to separate negotiation at the point of sale.**



Balcony: Newly replaced decked seating area enclosed by a glazed balustrade, enjoying wonderful uninterrupted views directly across the Cricket Green towards the Pavilion and providing an ideal spot for outdoor seating and relaxation.



Bedroom Three / Five:

Pair of double glazed windows to rear aspect, both fitted with made-to-measure wood-effect plantation shutters. Originally designed as two separate bedrooms (Bedrooms Three and Five), the current owners have removed the dividing wall to create one particularly spacious and versatile room, whilst retaining both original access doors. The room could readily be reinstated as two separate bedrooms if required. Two pairs of double doors to built-in wardrobes/storage cupboards providing ample hanging and storage space. Two radiators. Cornice to smooth plastered ceiling.



Bedroom Four / Home Office: 10'1" x 8'5" (3.07m x 2.57m)

Enjoying a delightful outlook directly across the Cricket Green, the front-facing uPVC double glazed window is fitted with bespoke wood-effect plantation shutters. Radiator. Cornice to smooth plastered ceiling.



Family Bathroom: 10' (max) x 6'11" (3.05m (max) x 2.1m)

Obscure uPVC double glazed window to rear aspect. Stylish white Roca suite comprising wall-mounted vanity wash hand basin with mixer tap, concealed cistern WC and panel enclosed bath with wall-mounted mixer taps and shower attachment. Complementary part tiled walls and tiled flooring. Ladder-style heated towel rail. Shaver/power point and wall-mounted extractor fan. Smooth plastered ceiling with recessed downlighting.



The Second Floor Accommodation Comprises

Approached via turned staircase leading to further Landing:

Natural light is provided by an obscure uPVC double glazed window to the side aspect. Spindle balustrade with doors providing access to Bedrooms One and Two. Cornice to smooth plastered ceiling.

Principal Bedroom Suite: 20'9" (6.32) (including wardrobes) x 11'5" (3.48)

A pair of uPVC double glazed windows to the front aspect, fitted with made-to-measure wood-effect plantation shutters, enjoying superb far-reaching views directly across the Cricket Green towards the Pavilion. Excellent built-in storage is provided by two pairs of double wardrobes with generous hanging and shelving space. Two radiators. Cornice to smooth plastered ceiling. Door to:

Impressive Four Piece Bathroom Room: 10'1" x 5'8" (3.07m x 1.73m)

The impressive four piece suite comprises large wall mounted 'Roca' vanity wash hand basin with mixer tap over, concealed cistern low level WC, independent tiled double width shower with integrated shower unit and a panelled enclosed bath with wall mounted mixer tap and shower attachment over. Tiled flooring with matching tiling to walls with border design. Ladder style heated towel rail. Large mirrored recess with plinth shelf. Shaver/power point. Smooth plastered ceiling inset with down lighters and extractor fan.





Guest Bedroom / Bedroom Two: 20'9" x 15'3" (6.32m x 4.65m)

An equally impressive and generously proportioned double bedroom, featuring a pair of uPVC double glazed windows to the rear aspect, both fitted with made-to-measure wood-effect plantation shutters. Excellent storage is provided by an extensive range of built-in wardrobes/cupboards offering ample hanging and shelving space. Two radiators. Cornice to smooth plastered ceiling with access to loft space.

Ensuite Shower Room: 7'11" x 5'3" (max) (2.41m x 1.6m (max))

Stylishly appointed with a white Roca suite comprising wall-mounted vanity wash hand basin with mixer tap, concealed cistern WC and separate double-width shower enclosure with integrated shower. Part tiled walls with decorative border complemented by tiled flooring. Large recessed mirror with display shelf beneath. Ladder-style heated towel rail and shaver/power point. Smooth plastered ceiling with recessed downlighting and extractor fan.

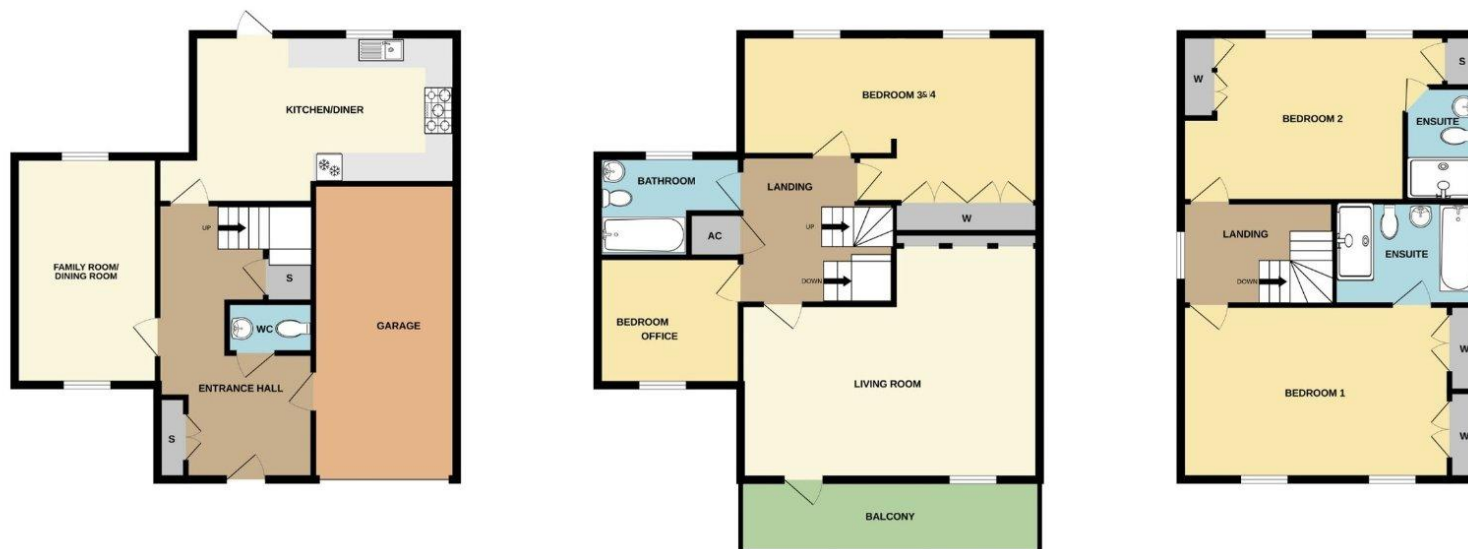
To the Outside of the Property The rear garden is approached directly from the Kitchen/Breakfast Room, opening onto a generous paved patio providing an excellent setting for outdoor dining and entertaining, enhanced by an attractive timber pergola-style structure. The remainder is predominantly laid to lawn with established planted borders and a timber framed shed positioned towards the rear of the garden (to remain). Gated pedestrian access to the adjoining footpath. Exterior lighting and water tap.

Frontage: The property occupies an attractive, slightly wider than average plot, with a generous frontage landscaped for ease of maintenance with extensive shingle, established planting and decorative shrubs. A private driveway provides off-road parking and direct access to the Garage, with a pathway leading to the main entrance. The wider plot creates an impressive frontage and enhances the overall approach to the property.

Garage: 19'11" x 9'5" (6.07m x 2.87m) Approached internally via a courtesy door from the Reception Hallway and externally via an up-and-over door. Power and lighting connected. Wall-mounted Worcester boiler.







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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Tenure – Freehold. Please note that an annual estate charge is payable as a contribution towards the upkeep and maintenance of the communal grounds throughout Shoebury Garrison. The most recent charge was £313.18 for the year 2025.

This figure is provided for guidance purposes only and should be verified by your legal representative during the conveyancing process.

Ref; SHO260306

Council Tax Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION

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. 8/24/2026