

HUNT ROCHE

The Estate Agent



Asking Price: £375,000

94 Gunners Rise, Shoebury Garrison, Essex, SS3 9BY



DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM HOME WITHIN THE HIGHLY DESIRABLE AND HISTORIC SHOEBURY GARRISON

Offering surprisingly generous accommodation, this attractive modern home features two genuine double Bedrooms and an impressive open-plan Living/Dining space with almost full-width bi-fold doors opening onto the Garden. Two designated parking spaces add further practicality, while the beachfront, Cricket Green, parkland and historic landmarks of the Garrison are all close by — an enviable setting combining modern living with the unique character of this exceptional location.



Overview: Set within the historic Shoeburyness Garrison, this deceptively spacious two double Bedroom home combines contemporary accommodation with an exceptional location.

The Ground Floor is arranged around a generous open-plan Living/Dining Room, with almost full-width bi-fold doors opening directly onto the rear Garden. The modern fitted Kitchen incorporates integrated appliances and a breakfast bar, while a Guest Cloakroom completes the Ground Floor accommodation.

To the First Floor are two well-proportioned double Bedrooms together with a modern three-piece Family Bathroom. Amtico and Karndean flooring, gas heating and double glazing feature within the home, while externally there are two designated parking spaces within the parking area adjacent to the property.

The setting is a significant part of the appeal. Shoeburyness Garrison is renowned for its historic architecture and distinctive village atmosphere, with the Cricket Green and Pavilion, beachfront, open parkland and Nature Reserve all close at hand. The Heritage Centre and Serendipity Café are also nearby, while Shoeburyness Mainline Railway Station is conveniently accessible, making this an appealing home for those seeking characterful surroundings without sacrificing modern convenience.



Entrance via: The property is approached via an attractive artificially lawned frontage, with a paved pathway leading to the entrance door. Neatly planted borders provide additional colour, with the frontage enjoying an open and well-maintained appearance.

Canopied entrance with an attractive composite entrance door inset with a pair of double glazed panels, providing access to;

Entrance Hall: 6'1" x 3'7" (1.85m x 1.1m) Amtico flooring. Doors to Ground Floor Guest WC and open-plan Living/Kitchen. Smooth plastered ceiling.

Ground Floor Guest WC: 6'1" x 2'11" (1.85m x 0.9m) Double glazed 'sash style' window to front aspect. Modern 'Roca' white suite comprising low level dual flush WC and wall hung wash hand basin with chrome mixer tap, complemented by a contrasting tiled splashback. Radiator. Amtico flooring. Smooth plastered ceiling.

Kitchen / Dining / Living Space: Overall 26'6" (8.08) (reducing to 20'1" (6.12)) x 13'2" (4.01) An impressive open plan space extending across the ground floor, cleverly arranged to provide clearly defined Kitchen, Dining and Living areas. The Kitchen incorporates a substantial peninsula with breakfast bar seating, creating a natural divide whilst retaining the open plan feel. A staircase with Karndean-finished treads and risers leads to the First Floor. The Living area enjoys an impressive almost full-width opening to the rear garden through double glazed bi-fold doors, providing excellent natural light and a seamless connection with the outside space.

Kitchen: Double glazed 'sash style' window to front aspect. Fitted with a contemporary range of contrasting grey and cream high gloss units comprising cupboards, drawers, wall cupboards and wine rack, complemented by grey wood-style working surfaces. Inset one-and-a-half bowl single drainer composite sink unit with designer-style mixer tap. Substantial peninsula unit extending to provide a breakfast bar seating area. Integrated fridge/freezer and under-counter Beko slimline dishwasher. Recess and plumbing for under-counter washing machine. Built-in 'Zanussi' double oven with four-ring gas hob, glass splashback with extractor over. Attractive natural stone-effect tiled splashbacks with a tumbled-edge finish. Radiator. Ceramic tiled floor. Open plan to Living area. Smooth plastered ceiling with inset lighting.

Living Room: Impressive Living area featuring almost full-width double glazed bi-fold doors opening directly onto the rear garden and providing an abundance of natural light. Door to understairs storage cupboard. Two radiators. Smooth plastered ceiling.

The First Floor Accommodation

Landing: 7'11" x 6'10" (2.41m x 2.08m) Spindle balustrade. Doors to Bedrooms and Bathroom. Loft access. Karndean flooring. Smooth plastered ceiling.

Bedroom One: 13'5" (max) x 9'7" (4.1m (max) x 2.92m) Pair of double glazed 'sash style' windows to front aspect. Twin doors to built-in wardrobe providing hanging space and shelving. Additional door to over-stairs storage cupboard. Radiator. Karndean flooring. Smooth plastered ceiling.

Bedroom Two: 13'5" (max) x 8'8" (4.1m (max) x 2.64m) Pair of double glazed 'sash style' windows to rear aspect. Karndean flooring. Door to a generous size cupboard house wall mounted 'Pro Max Combi HE+' boiler. Radiator. Smooth plastered ceiling.

Family Bathroom:

Modern 'Roca' white three-piece suite comprising panel enclosed bath with wall-mounted shower over, rainfall-style shower head and glazed shower screen, pedestal wash hand basin with chrome mixer tap and low level close coupled WC. Complementary ceramic tiling to walls, with full-height tiling to the bath/shower surround. Chrome heated towel rail. Contrasting ceramic tiled floor. Smooth plastered ceiling with inset lighting.

To the Outside of the Property:

Approached directly from the Living Room via impressive almost full-width double glazed bi-fold doors, opening onto a paved patio area. The **south-facing** garden extends to approximately 40' in depth and is predominantly laid to lawn, with a paved pathway leading to the rear. A raised timber deck provides an additional seating area and incorporates a timber garden shed. Outside water tap. Fenced boundaries. Gated rear access leads onto a pathway running along the rear of the neighbouring properties, providing convenient pedestrian access to the parking area.

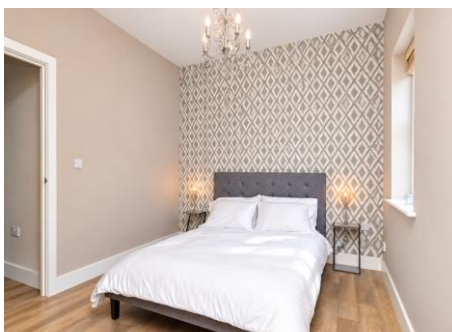


Parking: Two allocated off-street parking spaces within the parking area immediately adjacent to the property.

AGENTS NOTE: The property benefits from a built-in ventilation/extraction system throughout. The vendor has advised that an annual service charge of approximately £350.00 is payable towards the upkeep and maintenance of the communal areas and grounds within the Garrison Development.

Council Tax Band C

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. 9/14/2026