FOR SALE

Horseshoe Crescent, Southend-On-Sea SS3 9WL

Offers In Excess Of £360,000 Leasehold Council Tax Band - C

- Stunning Grade II Listed 2 Bedroom Flat
- Ground Floor
- Two Large Double Bedrooms
- Located In The Desired Garrison
- En-suite To Bedroom 1
- Plenty Of Storage
- Short Walk To Seafront
- Fitted Kitchen
- Mainline Train Station Nearby
- Parking For One Vehicle

Description

ARE YOU LOOKING FOR SOMETHING DIFFERENT?

'Charming character', is the best way to describe this impressive home with high ceilings and being situated within some great history, Horseshoe Crescent is one you must see! This stunning Grade II listed property situated on the highly desired Garrison, offering two large double bedrooms, fantastic sized lounge, fitted kitchen, en-suite and bathroom with parking for one vehicle.

Located within The Garrison, Horseshoe Crescent this property brings a great amount of history to your home with the interesting background of the estate and is offering great local schools, amenities and Shoeburyness station within close proximity, you will also benefit form some beautiful walks on the grounds and being a short walk away from the Seafront.

Entrance
17'3 x 11'0 (5.26m x 3.35m)
Wooden door leading to Hallway, tiled flooring leading to carpet flooring, radiator, storage cupboards, hanging light fixture.

Lounge
18'7 x 11'8 (5.66m x 3.56m)
Carpet flooring, radiator, single glazed sash window to rear aspect, hanging light fixtures.

Kitchen
11'8 x 7'6 (3.56m x 2.29m)
Tiled flooring, radiator, single glazed sash window to front aspect, base & wall units, rolltop work surfaces incorporating stainless steel sink & drainer, space for electric hob & over with extractor over, integrated washing machine, integrated dishwasher, spotlight lighting.

Bedroom 1
15'0 x 12'1 (4.57m x 3.68m)
Carpet flooring, radiator, single glazed sash windows to front and side aspect, storage cupboard, built in wardrobe, hanging light fixture.

En-Suite
8'4 x 3'8 (2.54m x 1.12m)
Laminate flooring, radiator, partially tiled walls, walk in shower cubicle, extractor, W/C, hand basin, spotlight lighting.

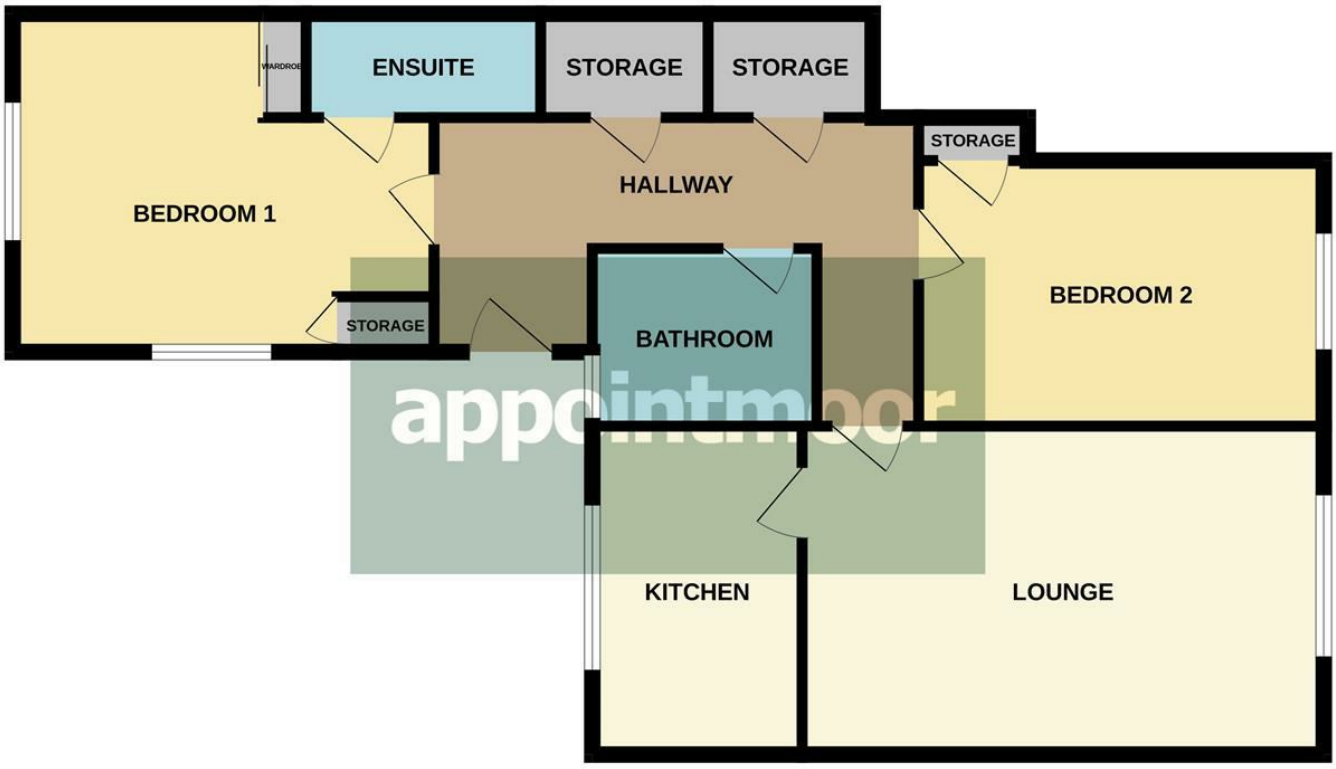
Bedroom 2
14'5 x 9'6 (4.39m x 2.90m)
Carpet flooring, radiator, single glazed sash window to rear aspect, storage cupboard, hanging light fixture.

Family Bathroom
8'0 x 6'4 (2.44m x 1.93m)
Wooden floorboards, radiator, single glazed obscure sash window to side aspect, panelled bath with shower system over, W/C, hand basin, partially tiled walls, spotlight lighting.

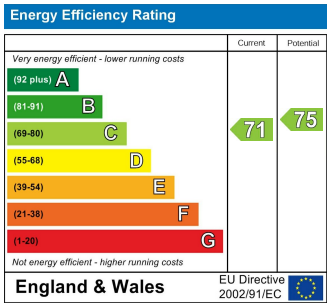
Front Of Property & Parking
Own front door access, parking for one vehicle.

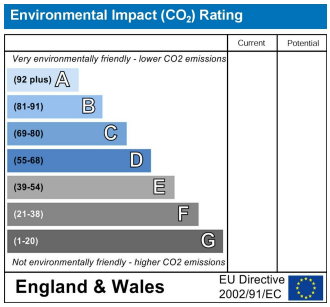
Tenure
Leasehold
103 Years remaining on the lease
£150 pr year ground rent
£1392 pr year service charge

GROUND FLOOR



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





AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.
VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

facebook.com/appointmoor
Instagram.com/appointmoor_estate_agents
twitter.com/appointmoor
linkedin.com/company/appointmoor