



GUIDE PRICE - £500,000 TO £525,000 *Bear Estate Agents are thrilled to bring to the market, this unique style three bedroom semi detached house which is located on the gorgeous and historic Shoebury Garrison. The property offers versatile style living spaces and includes an en suite to the principal bedroom, grand living/dining room and access to a pretty raised balcony and superb size rear garden. There is also a garage and ample parking opportunities.

- Semi-Detached House
- En Suite
- Spacious Lounge/Diner
- Raised Decking/Balcony
- Gas Central Heating
- Three Bedrooms
- Private Rear Garden
- Three Piece Bathroom
- Double Glazing
- Close to Local Amenities

Horseshoe Crescent

Shoeburyness

£500,000

Price Guide



Horseshoe Crescent



The accommodation comprises: Spacious entrance hallway, bedroom three which has an en suite shower room/w.c (currently used as a sitting room), grand living/dining with access onto a raised decked balcony which overlooks the beautiful mature garden, modern fitted kitchen and a guest w.c. To the first floor there are two further superior double bedrooms and a family bathroom/w.c.

The property benefits from a selection of double glazed sash windows and feature circular windows, gas central heating, a mature garden which is meticulously presented and measures some 55 feet in length, raised decked balcony which overlooks the garden also. There is a garage situated under the building and there are ample off street parking opportunities to the front.

Horseshoe Crescent is a highly sought after location, positioned in a no through position on this historic landmark dating back to the 1850's. There is easy access to major rail links serving Londons Fenchurch Street line, good local schools including the much requested Hinguar School, local shops and supermarkets plus award winning blue flag beaches on Shoeburys pretty East Beach.

Spacious Entrance Hallway

19'2 x 6'7

Feature hardwood entrance door leads into the entrance hallway, feature coving to smooth ceiling, quality flooring, stairs to the first floor with under stairs storage cupboards, doors to:

Bedroom Three (Currently Used As A Living Room)

11'2 x 11'1

Feature coving to smooth ceiling, feature sash windows to both front and side aspects, double radiator, t.v and telephone points, door to:

En Suite Shower Room/w.c

6'3 x 4'9

Smooth ceiling with inset downlighters, extractor fan, white suite comprises of a w.c, sink unit, walk in tiled shower enclosure with wall mounted shower, shaver points, radiator.

Guest w.c

Smooth ceiling, inset downlighters, extractor fan, quality flooring, radiators, a white suite comprises of a w.c, sink unit with splashback tiling, radiator.

Kitchen

13'8 x 11'1

Feature coving to smooth ceiling, multiple inset downlighters, two double glazed sash windows to the side aspect, tiling to walls and floors. The kitchen comprises a range of base and wall level storage units complimented with rolled edge worktops, one and a quarter bowl sink unit with mixer tap, four ring gas hob with electric hob under, extractor hood above, space for a washing machine, space for a fridge/freezer, radiator.

Grand Living/Dining Room

18'9 x 18'2

Feature coving to smooth ceiling, double glazed sash windows to both side and rear aspects, double glazed french doors to the rear aspect providing external access to the garden, quality flooring, radiator, t.v and telephone points, double radiator.

First Floor Landing

Smooth ceiling, loft access, radiator, built in storage cupboard which houses a combination boiler, doors to:

Bedroom One

17'4 x 12'11

Smooth ceiling, dual aspect room, double glazed sash window to the side aspect, stunning circular window to the front aspect looking onto the Horseshoe, radiator, t.v and telephone points, ample space for wardrobes and chest of drawer units, large walk-in eaves storage cupboard.

Bedroom Two

12'7 x 12'

Smooth ceiling, double glazed sash window to the side aspect, a stunning circular window to the rear aspect looking onto the garden, radiator, ample space for wardrobes and chest of drawer units, large walk-in eaves storage cupboard.

Bathroom

9'0 x 7'0

Smooth ceiling, multiple inset downlighters, obscured double glazed sash windows to the side aspect, tiling to walls, a white suite comprises of a w.c, sink unit, wood panel bath with mixer tap, radiator.

Exterior

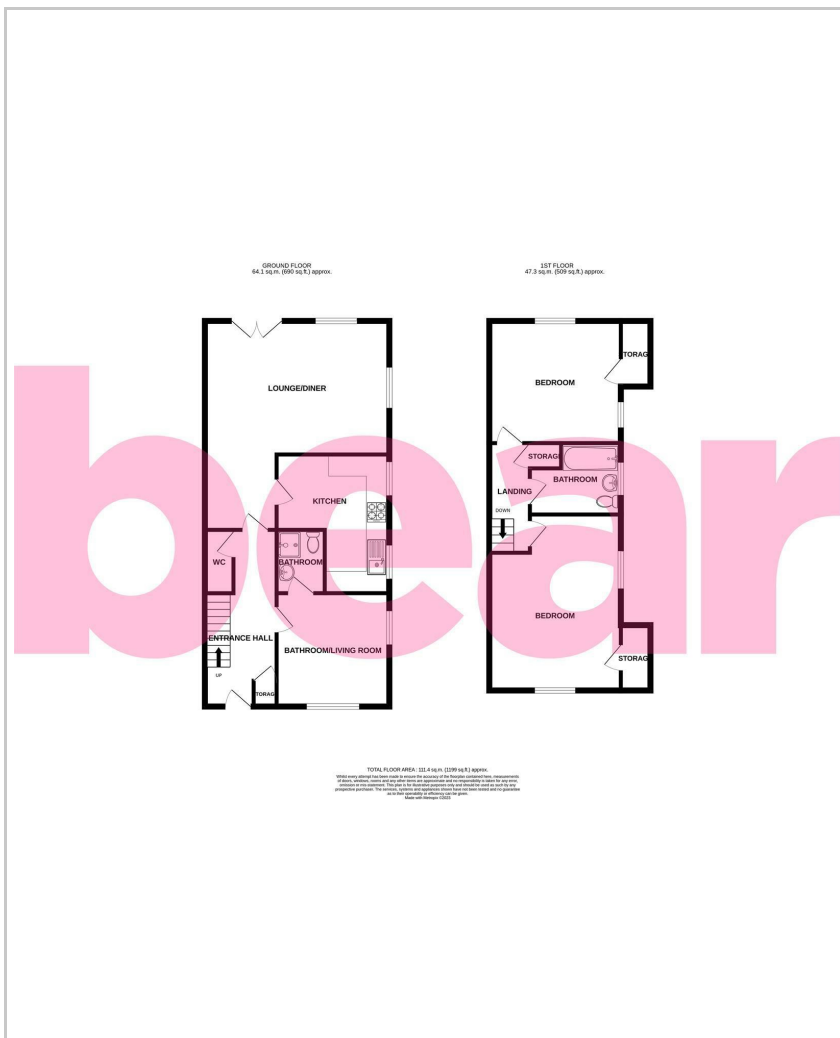
Direct access from the living/dining room is access onto a crafted balcony, ideal for alfresco dining with railing around, steps lead out onto the garden, garden measures approximately 50 feet at its maximum depth commencing with a hard standing patio area with side access point, remainder is generously laid to lawn with an array of fenced boundaries and brick wall boundaries, feature hard standing circular area to the center of the garden.

Garage & Parking

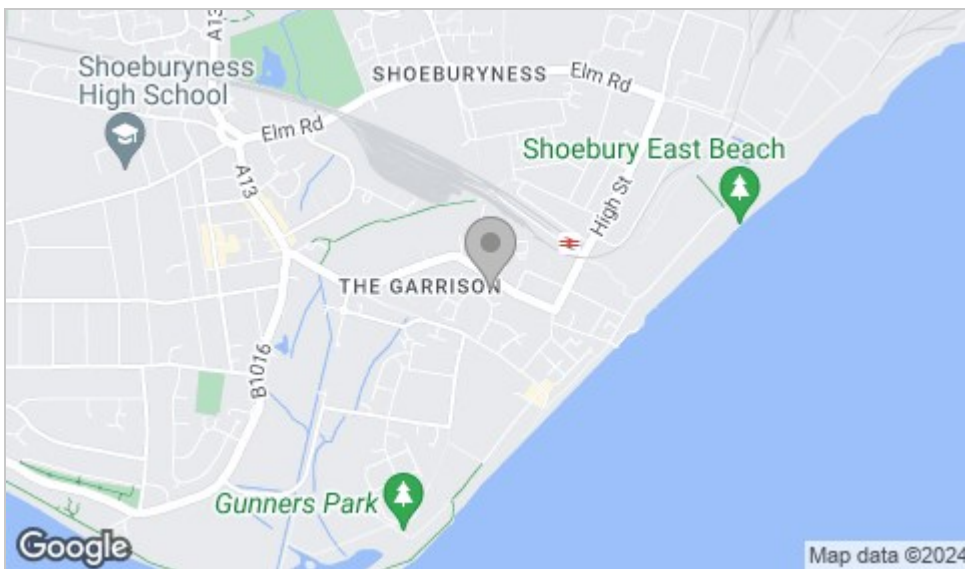
There is parking in the communal area of the development, underneath the building and has a up and over door.



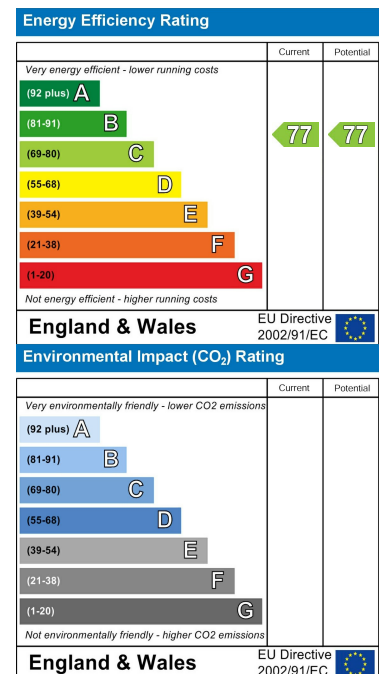
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>