



The Guard House, 56 Chapel Road

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Shoeburyness

Essex

SS3 9WD

Home Estate Agents are proud to present to the market this incredible Grade II piece of history, The Guard House. Built in 1856 as the Cell Block of Shoebury Garrison this fabulous property sits directly next to the iconic Clock Tower and has been beautifully transformed into a gorgeous family home.

The living accommodation is cleverly laid out commencing with a grand entrance hall with an impressive ceiling height of 11'6", bedroom three/office with access to a separate utility room, a fabulous dual aspect lounge & dining room again with impressive ceiling height, a beautiful and modern fitted kitchen/breakfast room with an array of built-in appliances to remain and with access to the rear garden.

To the rear of the property there is the original Cell Block, now offering a spacious inner hall with two large double bedrooms off including a master with an en suite bathroom, an additional luxury shower room and a walk-in airing cupboard.



Externally the property benefits from wrap around gardens with a beautiful walled rear garden and a further courtyard area to the side, off the kitchen, creating a wonderful space for outside dining. There is also a detached garage located to the rear along with additional off street parking for two vehicles.

The Guard House is situated on Chapel Road, within the highly sought after Shoebury Garrison, ideally located for some of the areas award winning Blue Flag beaches, with C2C rail links being close by giving access to London Fenchurch Street.

Accommodation Comprises

The property is approached via solid wood, part glazed entrance door leading to:

Grand Entrance Hall 20'3 x 18'2

An incredible main entrance hall with double glazed sash windows to front and side aspects, bespoke fitted plantation shutters, French oak wood flooring, cornice to ceiling, three radiators, glazed double doors to the main living room, further door to bedroom three/study.

Bedroom Three/Study 13'4 x 7'6

Two double glazed sash windows to side aspect, solid French oak wood flooring, smooth plastered ceiling, two radiators.



Dining Area 15'10 x 15'8

Feature glass roof lantern, carpeted, cornice to ceiling, radiator, steps leading down to the kitchen.

Kitchen/Breakfast Room 19'1 x 14'11

Another fabulous dual aspect room with 12'11 ceiling height, double glazed windows to front aspect, two high level windows to side and double glazed windows and French doors to rear, giving access to the gardens. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of QUARTZ work surfaces to the expanse of two walls with an abundance of cupboards and drawers beneath, integrated twin NEFF ovens, one being a microwave combined, four ring induction hob with extractor hood above, further range of matching eye level wall mounted units and display cabinets, wine rack, integrated dishwasher, bin storage, pan drawers, appliance space for a Fisher Pinkel fridge/freezer which is to remain, central island with matching work tops and cupboards under, tiled flooring, vertical radiator.

Inner Hall 25'9 x 5'4

Forming part of the original 'cell block', this area is laid with carpet and features a curved ceiling and access to both the bedrooms and the main bathroom. There is also access to a walk-in airing cupboard measuring 6'7 x 3'6.

Bedroom One 16'9 x 11'

Two double glazed sash windows to side aspect, carpeted, smooth plastered ceiling, built-in double wardrobe, two radiators, door to:

En-Suite Bathroom 7'3 x 7'1

Double glazed obscure window to side aspect, three piece suite



Utility Room 11'3 x 6'6

Obscure glazed window to side aspect, stainless steel sink unit with mixer tap, appliance space and plumbing for washing machine and drier, tiled flooring, heated towel rail.

Lounge & Dining Room 32'2 x 15'10

An impressive open plan lounge & dining area with 11'6 high ceilings and a family space with two clearly defined areas as follows:

Lounge 16'7 x 15'7

Two double glazed sash windows to side and rear aspects with bespoke fitted plantation shutters, carpeted, feature fireplace with inset gas coal effect fire and stone surround, cornice to ceiling, radiator, door to rear hall, open plan to the dining area.

comprising, bath with mixer tap and shower attachment, low level WC, half pedestal wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Two 16'9 x 11'

Two double glazed sash windows to side aspect, carpeted, coved cornice to ceiling, two radiators.

Bathroom 10'8 x 8'

Double glazed obscure window to side aspect, luxury fitted suite comprising; fully tiled double shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail/radiator combined.

Externally

Rear Garden

The property benefits from beautifully maintained and walled gardens to the rear and which carry round to the side of the property creating a fabulous outside dining and entertaining area. Throughout the garden there are various pergolas, lawn area, mature flower and shrub borders and additional patio areas. There is private access to the garage and outside lighting throughout the gardens.

Parking Facilities

The property benefits from a detached garage to the rear with additional off street parking for two vehicles.













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Price £1,150,000 Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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