

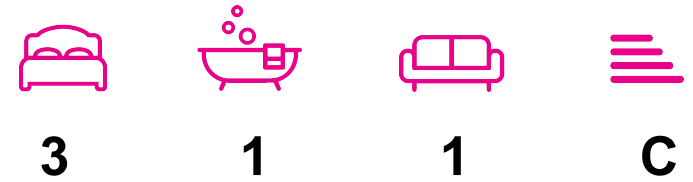
home.

£600,000

Horseshoe Crescent, Shoeburyness



68 Horseshoe Crescent, Shoeburyness, Essex, SS3 9WL



Home Of Leigh are privileged with instructions to offer for sale this incredible three bedroom property which has been superbly renovated by the current owners to an extremely high standard throughout and comes with a garage and additional off street parking.



The accommodation is cleverly spread out over three floors and comprises to the ground floor; a spacious entrance/open plan kitchen/breakfast room, a separate lounge with french doors to the rear garden and a guest cloakroom.

The first floor benefits from two well appointed double bedrooms, both with bespoke fitted wardrobes and a luxury fitted four piece bathroom suite, whilst to the second floor there is a further double bedroom again with bespoke fitted wardrobes.

Externally the property boasts a beautiful rear garden with a Victorian veranda accommodating a gorgeous seating area creating a wonderful space for outside dining and entertaining, whilst to the front there is a garage and additional off street parking.

Situated on Horseshoe Crescent, this house can be found tucked away in a private mews directly off of Horseshoe Parade 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 double glazed entrance door leading to:

Entrance Hall/Open Plan Kitchen Breakfast Room

13'4 x 12'6

A wonderful space with double glazed Sash window to front aspect. The kitchen is fitted to include a one and a half bowl stainless steel single sink unit with Corian drainer, mixer tap and water softener inset into a range of Corian worksurfaces with an abundance of cupboards and drawers beneath. The integrated cooking appliances comprise a Neff hide and slide oven with a Neff combination microwave and oven directly above, a five ring induction hob with Neff pull out extractor hood above. There are also a further range of matching eye level wall mounted units with under counter spot lighting, pull out larder cupboard, integrated fridge and separate freezer, integrated dishwasher, wine cooler (to remain) and integrated washer/dryer. The walls and ceiling are smooth plastered with inset spotlighting with feature wood panelling to walls, breakfast bar with seating, cast iron effect radiator, engineered oak wood flooring, stairs leading to first floor accommodation. Door to:





Lounge

16'11 x 13'1

Double glazed Sash window to rear aspect with adjacent double glazed french doors leading to the rear garden, continuation of engineered oak wood flooring, feature media unit with real effect fire to the expanse of one wall with built in storage and shelving, recess for wall mounted TV and inset spotlighting, feature half wooden panelling to surrounding walls, smooth plastered ceiling with inset spotlighting, door to:

Ground Floor Cloakroom

5' 0" x 3' 4

Modern Lusso Stone two piece suite comprising; low level WC and wash hand basin with mixer tap.

First Floor Landing

13'5 max x 13'1 max

A spacious landing with stairs leading to second floor accommodation, carpeted, smooth plastered ceiling, cast iron effect radiator, glazed double doors to bedroom three and further doors to the bathroom and bedroom two.

Bedroom One

13'3 x 10'1

Two double glazed Sash windows to rear aspect, carpeted, extensive range of floor to ceiling fitted wardrobes, smooth plastered ceiling, cast iron effect radiator.

Bedroom Three:

11'11 plus depth of wardrobe x 9'10

Currently being used as an office with double glazed Sash window to front aspect with adjacent double glazed door leading to the balcony, carpeted, range of floor to ceiling fitted wardrobes with matching desk and drawers with additional book shelving, smooth plastered ceiling with inset spotlighting, additional floor to ceiling fitted storage cupboard, cast iron effect radiator.

Bathroom

9'1 x 6'7

Spacious Lusso Stone four piece bathroom suite comprising; floor standing stone bath with mixer tap and shower attachment, fully tiled shower cubicle, Harvey George bespoke wash hand basin with vanity drawers beneath and mixer tap, low level WC, two wall light points, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

Second Floor Landing

13'2 x 6'8

Carpeted, wall light point, smooth plastered ceiling, built in cupboard housing hot water tank with additional shelving, cast iron effect radiator, extensive range of floor to ceiling bespoke storage with central door leading to:

Walk-in Closet

13'4 x 4'6

Bespoke fitted with ample storage, carpeted.



Bedroom Two

13'2 x 11'6 plus depth of wardrobe

Two Velux windows to rear aspect, carpeted, extensive range of floor to ceiling fitted wardrobes, additional bespoke storage with a walk in eaves cupboard, smooth plastered ceiling, cast iron effect radiator.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with a covered paved patio area to the immediate rear, creating a great space for outside dining and entertaining. The remainder is laid with artificial lawn and screen panelled fencing, outside water tap, outside lighting, gated rear access.

Front:

The front of the property is paved with inset beds.

Garage:

The property benefits from a single garage and additional off street parking.

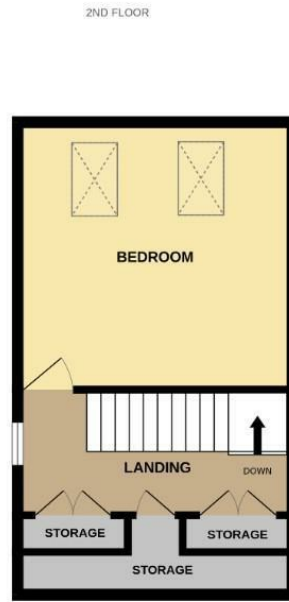
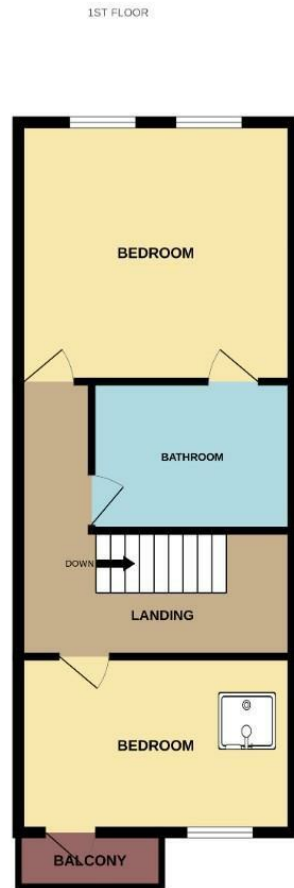
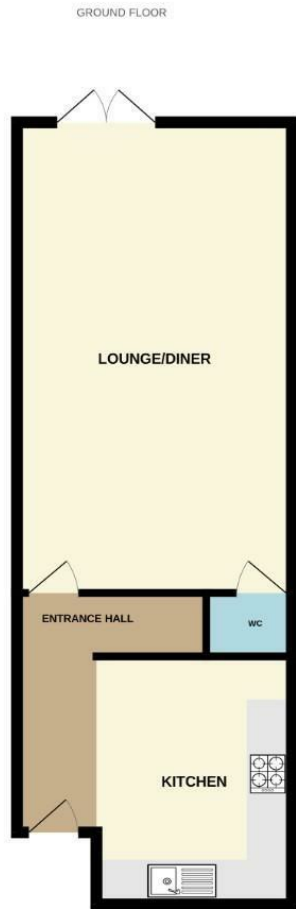
The Garrison

The Garrison in Shoebury is a historic military site turned residential community, located near the seafront in Shoeburyness, Essex, with scenic views of the Thames Estuary. Originally established in the mid-19th century as a coastal defence fort, it retains many historic buildings, such as the Officer's Mess and old gun emplacements. The area now features modern amenities, including tennis courts, a playground, and a selection of local shops. It is also conveniently close to Shoebury Train Station, providing easy access to London and nearby towns, making it a desirable blend of history and modern living.

Agents Note

Please note that there is an annual service charge for the upkeep of the communal grounds around the Garrison development.





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£600,000 Freehold

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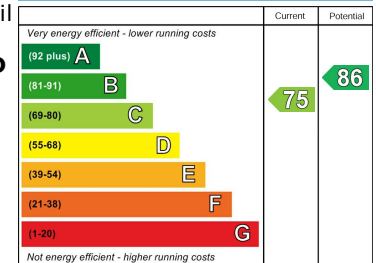
LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
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TENURE
 Freehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			
			EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.