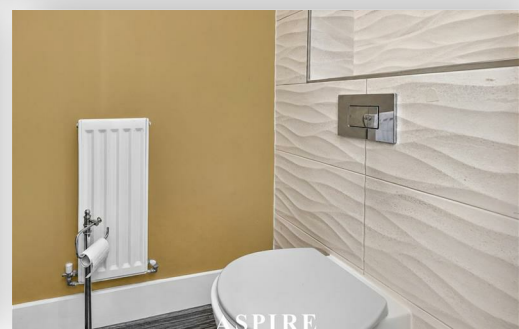


**To arrange a viewing contact us
today on 01268 777400**



Gunners Rise, Southend-On-Sea Offers in excess of £700,000

Aspire are delighted to present this beautifully presented four/five bedroom family home, ideally positioned within the highly sought-after Shoebury Garrison development. Arranged over three spacious floors and enjoying delightful views across open green space towards the estuary, this exceptional home offers versatile accommodation perfectly suited to modern family living.

The ground floor welcomes you with a spacious entrance hall, cloakroom and a versatile snug, which could equally serve as a fifth bedroom, home office or playroom. The heart of the home is the impressive open plan kitchen/dining room, beautifully fitted with a comprehensive range of integrated appliances and finished with bi-fold doors opening directly onto the rear garden, creating the perfect space for both everyday living and entertaining.

The first floor offers a generous lounge positioned to the front of the property, enjoying pleasant views across the green towards the estuary. Also on this floor is a spacious double bedroom with its own dressing room and direct access to the family bathroom, offering excellent guest or multi-generational accommodation.

Occupying the top floor is the impressive principal bedroom complete with a modern en suite bathroom, together with two further bedrooms and an additional contemporary family bathroom.

Externally, the property benefits from a beautifully maintained, low maintenance rear garden with gated rear access leading to two allocated parking spaces.

Perfectly located just moments from Gunners Park, approximately 0.6 miles from Shoebury East Beach and 0.8 miles from Shoebury C2C Station, the property offers excellent access to coastal walks, local amenities and direct rail links into London Fenchurch Street, making it an ideal family home in one of Shoebury's most desirable locations.

Entrance Hall

12'7" x 7'3" (3.85 x 2.23)

Family Room / Bedroom Five

12'5" x 10'7" (3.81 x 3.25)

Kitchen / Diner

18'11" x 18'5" (5.78 x 5.63)

Downstairs W/C**FIRST FLOOR****Landing**

13'6" x 6'2" (4.14 x 1.88)

Lounge

18'6" x 13'1" (5.65 x 4.01)

Bedroom Four

11'10" x 11'4" (3.62 x 3.47)

Dressing Room

7'5" x 6'2" (2.28 x 1.88)

En-suite

11'10" x 6'2" (3.62 x 1.88)

Landing

8'6" x 7'7" (2.60 x 2.33)

SECOND FLOOR**Bedroom One**

14'6" x 10'10" (4.43 x 3.31)

En-suite

6'6" x 5'6" (2.00 x 1.68)

Bedroom Two

11'5" x 11'4" (3.48 x 3.47)

Bedroom Three

10'9" x 7'0" (3.30 x 2.15)

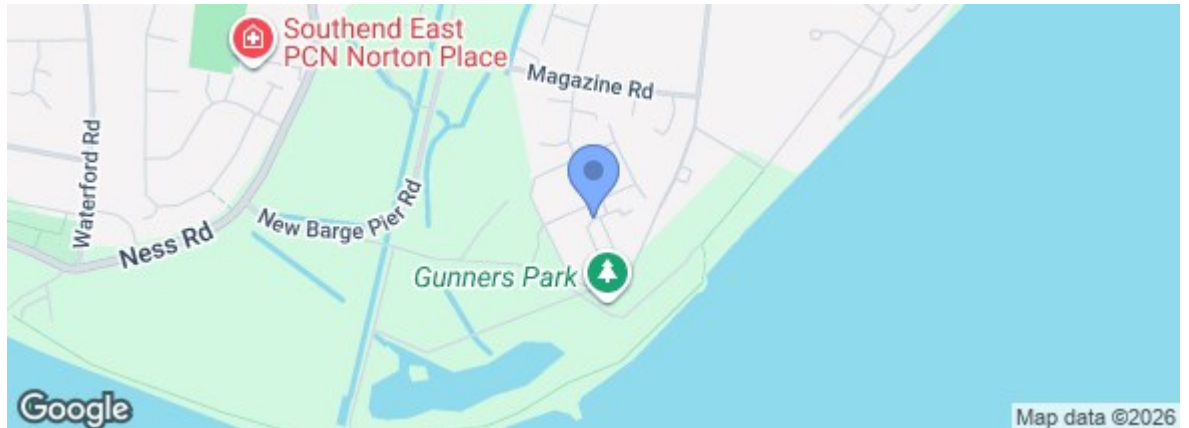
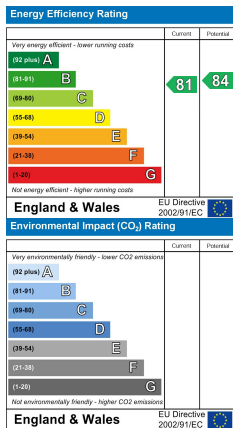
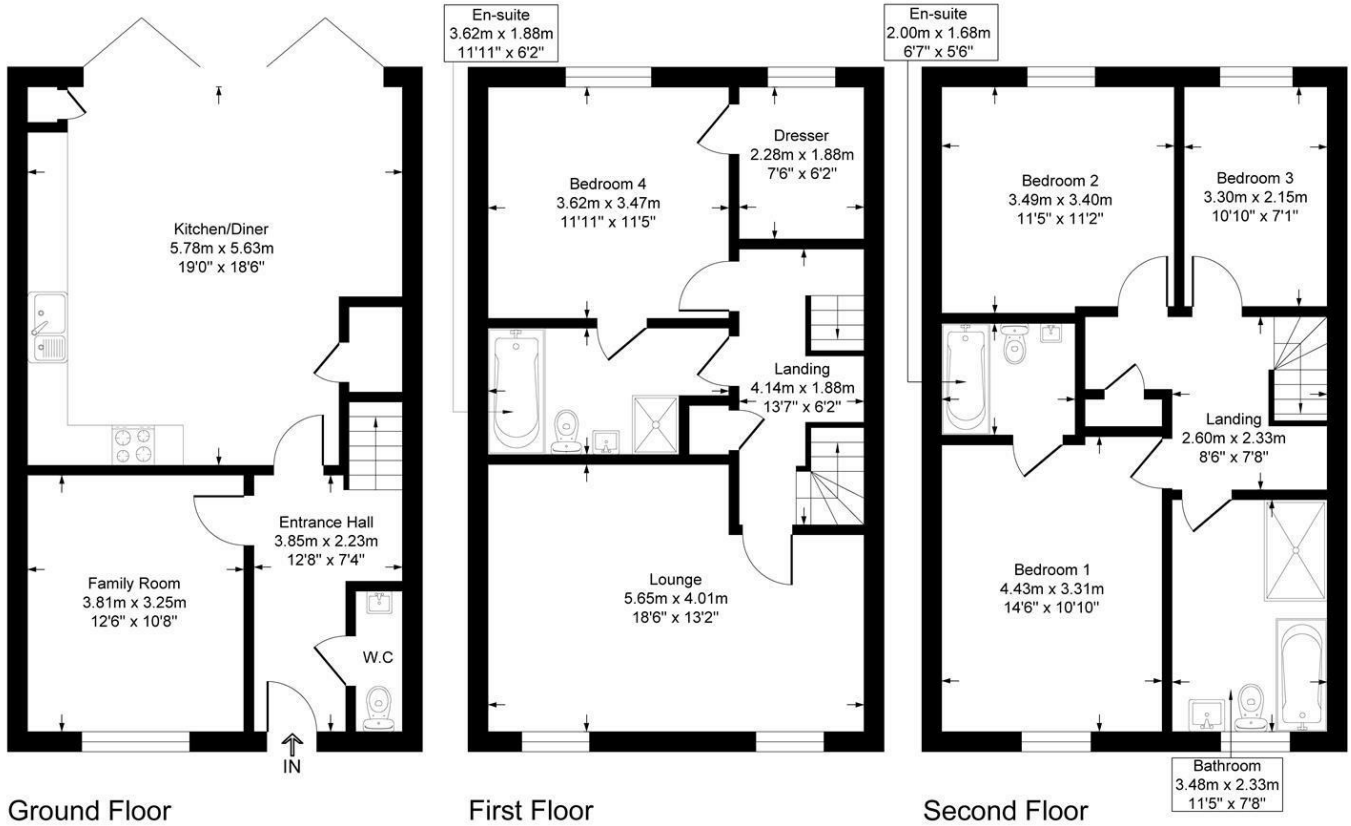
Bathroom

11'5" x 7'7" (3.48 x 2.33)

OUTSIDE**Allocated Parking x 2****Private Garden**

Gunners Road

Approximate Gross Internal Floor Area = 165.1 sq m / 1778 sq ft



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