



## HORSESHOE CRESCENT

SOUTHEND-ON-SEA, SS3 9WL

**GUIDE PRICE £450,000**  
**FREEHOLD**

\* £450,000 - £475,000 \* NO ONWARD CHAIN \* THREE DOUBLE BEDROOM FAMILY HOME  
POSITIONED ON THE HISTORICAL SHOEBURY GARRISON. BENEFITTING FROM LIGHT-FILLED,  
SPACIOUS ACCOMMODATION, OFF-STREET PARKING AND A GARAGE. PERFECTLY LOCATED  
FOR SCENIC WALKS, EASY ACCESS TO SHOEBURYNESS TRAIN STATION AND THE HIGHLY  
REGARDED EAST BEACH.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Three double bedroom family home bought to the market with no onward chain
- Positioned on the iconic Shoebury Garrison
- Cul-de-sac location on the historic Horseshoe Crescent
- A short stroll to the picturesque East Beach and quaint coastal walks
- Easy access to Shoeburyness Train Station for access into Central London
- Off-street parking
- Sizeable and sunny lounge
- Two first floor bathrooms and additional ground-floor WC
- Fantastic storage throughout
- Beautifully maintained interiors



Nestled within the prestigious and historic Shoebury Garrison, this beautifully presented three double bedroom mid-terraced house offers the perfect blend of period character, modern living, and exceptional connectivity. Situated in a delightful cul-de-sac on Horseshoe Crescent, the property enjoys a peaceful setting while remaining incredibly well-connected, with Shoeburyness train station just a short walk away for direct services into Central London.

Moments from the home, you'll find quaint coastal walks along the Thames Estuary and the highly regarded East Beach – ideal for morning strolls, weekend dog walks, or simply soaking up the sea air. Excellent local schools, a vibrant selection of shops, cafés, and everyday amenities are all within easy reach, making this the ultimate family home in a thriving coastal community

On the ground floor, a bright and inviting lounge-diner floods with natural light, creating a wonderful space for both relaxed family living and entertaining. The separate kitchen is well-equipped and practical, while a convenient ground floor WC completes the level.

Ascending to the first floor, you'll find two impressive double bedrooms, including a principal bedroom with its own private en-suite bathroom – a luxurious touch.

The second floor offers a standout feature: a large

walk-in wardrobe/dressing area leading to the third generous double bedroom, providing excellent storage and flexibility for a growing family, home office, or simply a serene retreat. Externally the property boasts a low maintenance rear garden and off-street parking.

This superbly maintained home is presented in beautiful decorative order and is offered with no onward chain, meaning a smooth and swift move is possible for the fortunate new owners.

A rare opportunity to acquire a versatile, well-located family home in one of Shoebury's most desirable settings. Early viewing is highly recommended to avoid disappointment.

## Three bedroom terraced house

### Entrance hallway

### Lounge/diner

### Kitchen

### Ground-floor WC

### Stairs to first floor

### Bedroom one

### En-suite bathroom

### Main family bathroom

### Bedroom two

### Stairs to second floor

Walk in wardrobe

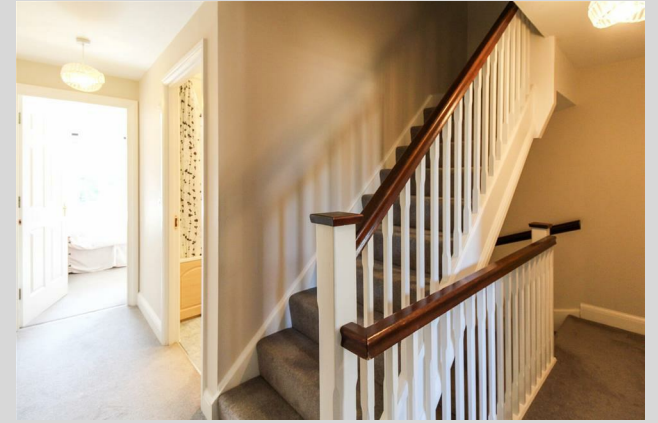
Bedroom three

Low maintenance rear garden

Dedicated off-street parking space

Garage

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

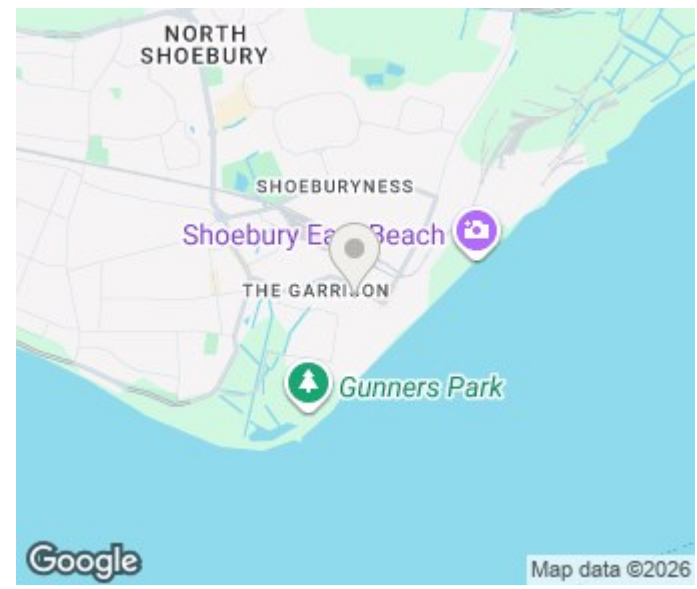
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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