



Horseshoe Crescent | | Shoeburyness | SS3 9WL

Guide Price £600,000

**bear**  
*Estate Agents*

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This truly stunning end of terrace family home is located on the highly sought-after Horseshoe Crescent within The Garrison, Shoeburyness. Beautifully finished throughout, the property offers generous living space, contemporary styling and a larger than average south facing garden, all within close proximity to excellent transport links, amenities and the seafront.

- Stunning End of Terrace Family Home
- Modern Lounge Opening into a Stylish Kitchen with Island
- Large Home Office with Built-in Storage for Utilities
- Two Further Double Bedrooms and Modern Bathroom
- Off-Street Parking
- Highly Sought-After Garrison Location
- Bright Conservatory And Ground Floor WC
- Impressive Master Bedroom with Dressing Room and Ensuite
- Larger than Average South Facing Garden
- Double Glazing and Gas Central Heating





The accommodation begins with an inviting entrance hall featuring a striking circular window to the side aspect. The modern lounge provides built-in storage and opens seamlessly into a stylish kitchen complete with a centre island, integrated appliances and a courtesy door leading directly to the rear garden. French doors from the lounge open into a bright and airy conservatory, creating an excellent additional living space. The ground floor further benefits from a WC and a large office with built-in storage to house the washing machine, tumble dryer and an additional fridge/freezer, ideal for home working. To the first floor, the landing enjoys another circular window to the side aspect and leads to a generous master double bedroom positioned to the rear, complete with a dressing room, newly installed air conditioning as for late 2025 and a convenient ensuite shower room. Two further well-proportioned double bedrooms are served by a contemporary three piece family bathroom. Externally, the property boasts a larger than average south facing garden with a large six person hot tub to remain and off-street parking to the front on a private driveway which boasts external lighting. Additional benefits include double glazing and gas central heating, as well as further parking opportunities to the front of the property.

Situated on the ever-popular Horseshoe Crescent within The Garrison, Shoeburyness, the home is just minutes from Shoeburyness Train Station, offering guaranteed seating on C2C services to London Fenchurch Street. The area is well served by bus links and local amenities, with Shoebury East Beach close by. The property also falls within catchment of Hinguar Community Primary School and Shoeburyness High School, making it an ideal location for families.

### Three Bedroom End of Terrace House

#### Entrance Hall

12'8 x 3'4 (3.86m x 1.02m)

#### Lounge

16'9 x 13'6 (5.11m x 4.11m)





### **Kitchen**

17'1 x 9'4 (5.21m x 2.84m)

### **Conservatory**

10'10 x 8'8 (3.30m x 2.64m)

### **Office**

12'11 x 8'8 (3.94m x 2.64m)

### **WC**

4'7 x 3'1 (1.40m x 0.94m)

### **Landing**

13'5 x 13'2 (4.09m x 4.01m)

### **Bedroom One**

13'1 x 9'9 (3.99m x 2.97m)

### **Dressing Room**

8'11 x 6'3 (2.72m x 1.91m)

### **Ensuite**

6'7 x 3'7 (2.01m x 1.09m)

### **Bedroom Two**

13'1 x 9'9 (3.99m x 2.97m)

### **Bedroom Three**

11'10 x 8'11 (3.61m x 2.72m)

### **Three Piece Bathroom**

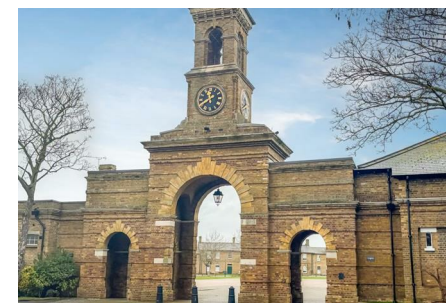
6'7 x 5'6 (2.01m x 1.68m)

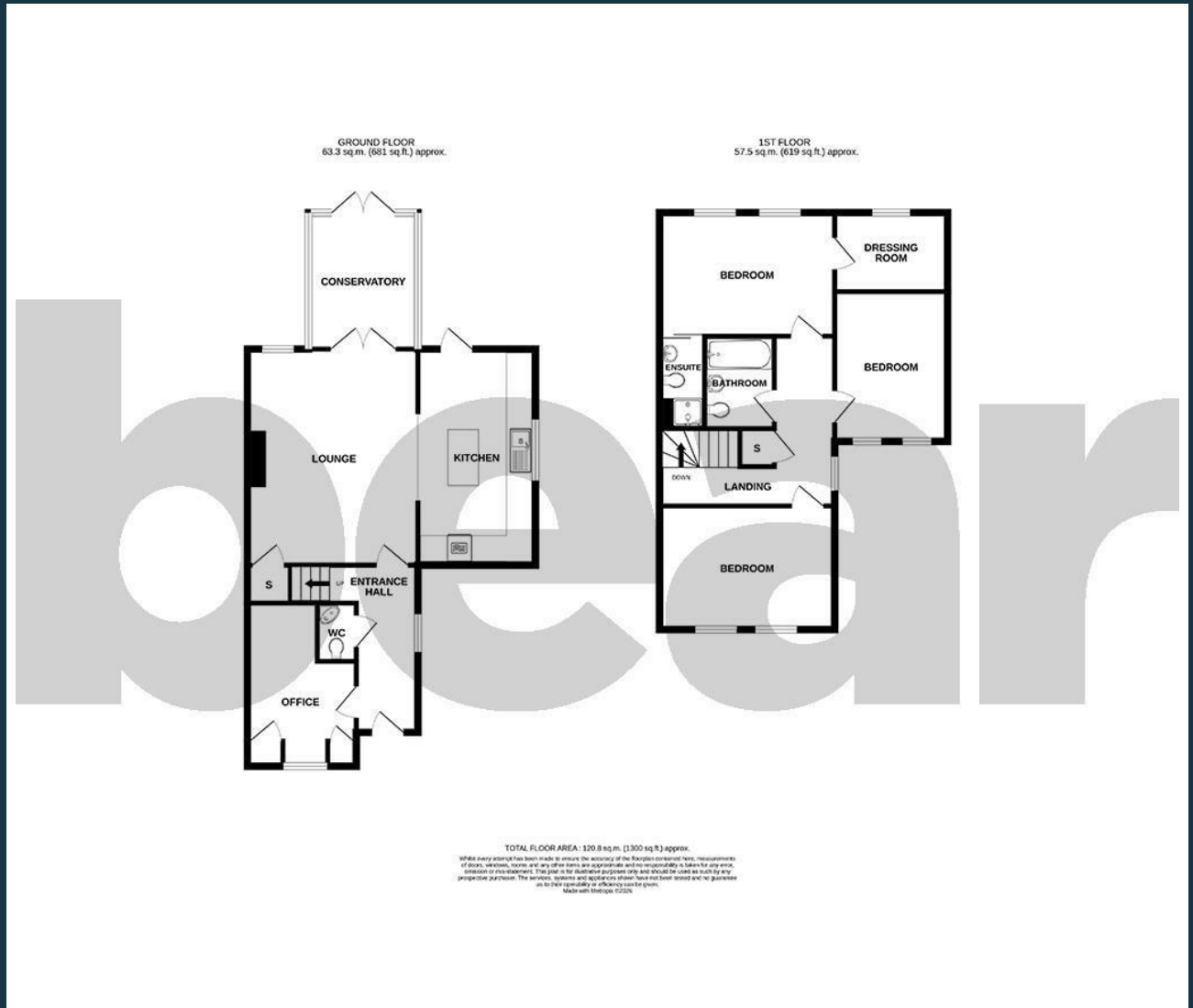
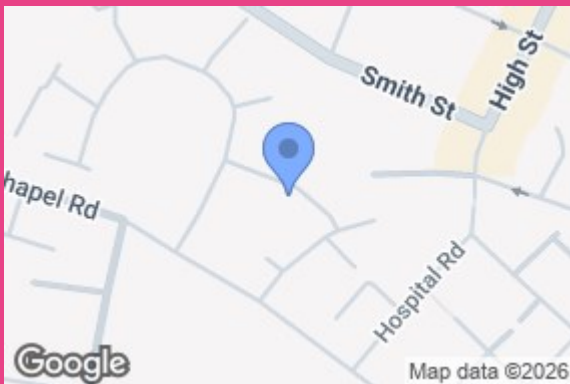
### **Storage**

### **South Facing Garden**

External lighting, external power, external tap, two sheds to remain and six person hot tub to remain.

### **Off-Street Parking**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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