

**DEDMAN
GRAY**

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Clock House, 54 Chapel Road, The Garrison

Shoebury

In Excess of £1.050m



Rare Grade II Listed 4 Bed Bungalow in iconic location overlooking Horseshoe Parade. Elegant interior with 2 en suites, modern kitchen, spacious lounge, dining room. Secluded gardens, detached garage, off-street parking. Beautifully landscaped with patio, lawn, workshop, and seating areas. Charm and practicality in sought-after Garrison. Easy access to amenities, seafront, and train station.

Tenure: Freehold

- Grade II Listed home overlooking Horseshoe Parade ground
- 4 Bedrooms
- 2 En Suites and family bathroom
- Large modern fitted kitchen
- Spacious lounge with open plan to dining room
- Secluded rear gardens ideal for Alfresco dining
- Detached garage and ample off street parking
- Popular Garrison location
- Access to local shops, train station and seafront

Entrance

Entrance via grand entrance door leads to:

Large Reception Hall

Smooth & feature coved ceiling, feature tiled flooring, radiator, further door leads to:

Ground Floor WC

Smooth ceiling & feature coving, tiled flooring, modern white suite comprises a WC, feature pedestal wash hand basin & mixer tap, half tiling to walls, radiator & extractor fan.

Lounge

20' 7" x 18' 0" (6.27m x 5.49m)

Smooth ceiling with feature coving & spotlighting, French Oak wood flooring, two sash windows to front & further two sash windows to side aspect, four double radiators, feature fireplace, doorway leads onto Inner Hallway & feature arched access leads onto:

Dining Area

17' 11" x 8' 7" (5.46m x 2.62m)

Smooth & coved ceiling, sash window to side aspect, two smaller windows to side, French Oak wood flooring, two radiators, door onto:

Kitchen/Breakfast Room

16' 5" x 12' 4" (5.00m x 3.76m)

Smooth ceiling with feature coving & spotlighting, two sash windows to side aspect, tiled flooring, modern matching range of base & wall level units with granite working surfaces incorporating 1 & 1/2 sink unit & mixer tap, feature five ring gas hob with extractor hood above, built in oven & microwave, integrated washing machine, dishwasher & fridge/freezer, part tiling to walls, door to:

Inner Hallway

40' in length. Smooth ceiling & feature coving, French Oak flooring, airing cupboard housing hot water cylinder, further storage cupboard with double doors, two radiators, two further storage cupboards to the rear, feature tiled flooring, doors lead to:

Master Bedroom

15' 4" x 11' 6" (4.67m x 3.51m)

Smooth ceiling with feature coving, sash window to the rear & views across the old Parade Ground, radiator, door to:



Master Bedroom 15' 4" x 11' 6" (4.67m x 3.51m)

Smooth ceiling with feature coving, sash window to the rear & views across the old Parade Ground, radiator, door to:

En Suite Shower Room

Smooth ceiling, coving & spotlighting, obscure sash window to the rear, tiled flooring, modern white suite comprises, pedestal wash hand basin with mixer tap, WC, walk in tiled double shower cubicle, radiator, tiling to walls, extractor fan & shaver point.

Bedroom 2 12' 10" x 10' 9" (3.91m x 3.28m)

Smooth ceiling & feature coving, two sash windows to side aspect & one to the front, two radiators, door to:

En Suite Shower Room

Smooth ceiling, feature coving & spotlighting, tiled flooring, modern white suite comprises of pedestal wash hand basin, WC, tiled shower cubicle, half tiling to walls, radiator, extractor fan & shaver point.

Bedroom 3 15' 0" x 8' 3" (4.57m x 2.51m)

Smooth ceiling, coved & spotlighting, wooden flooring

Bedroom 4 14' 10" x 8' 0" (4.52m x 2.44m)

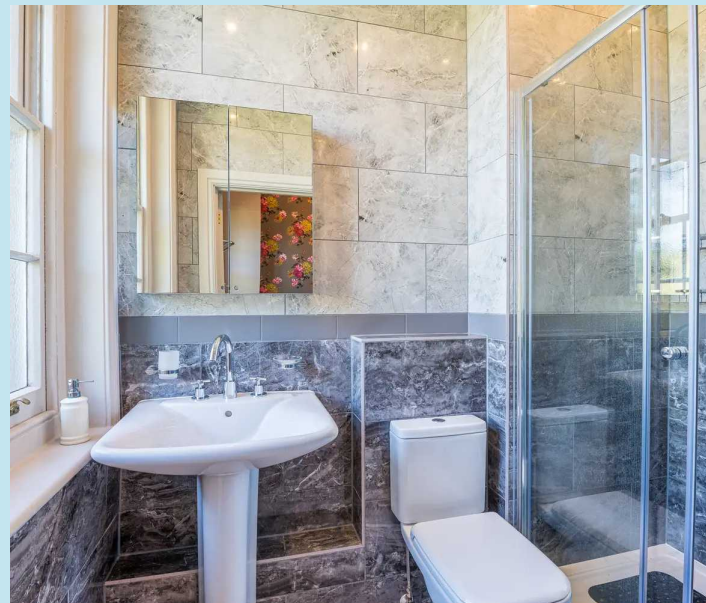
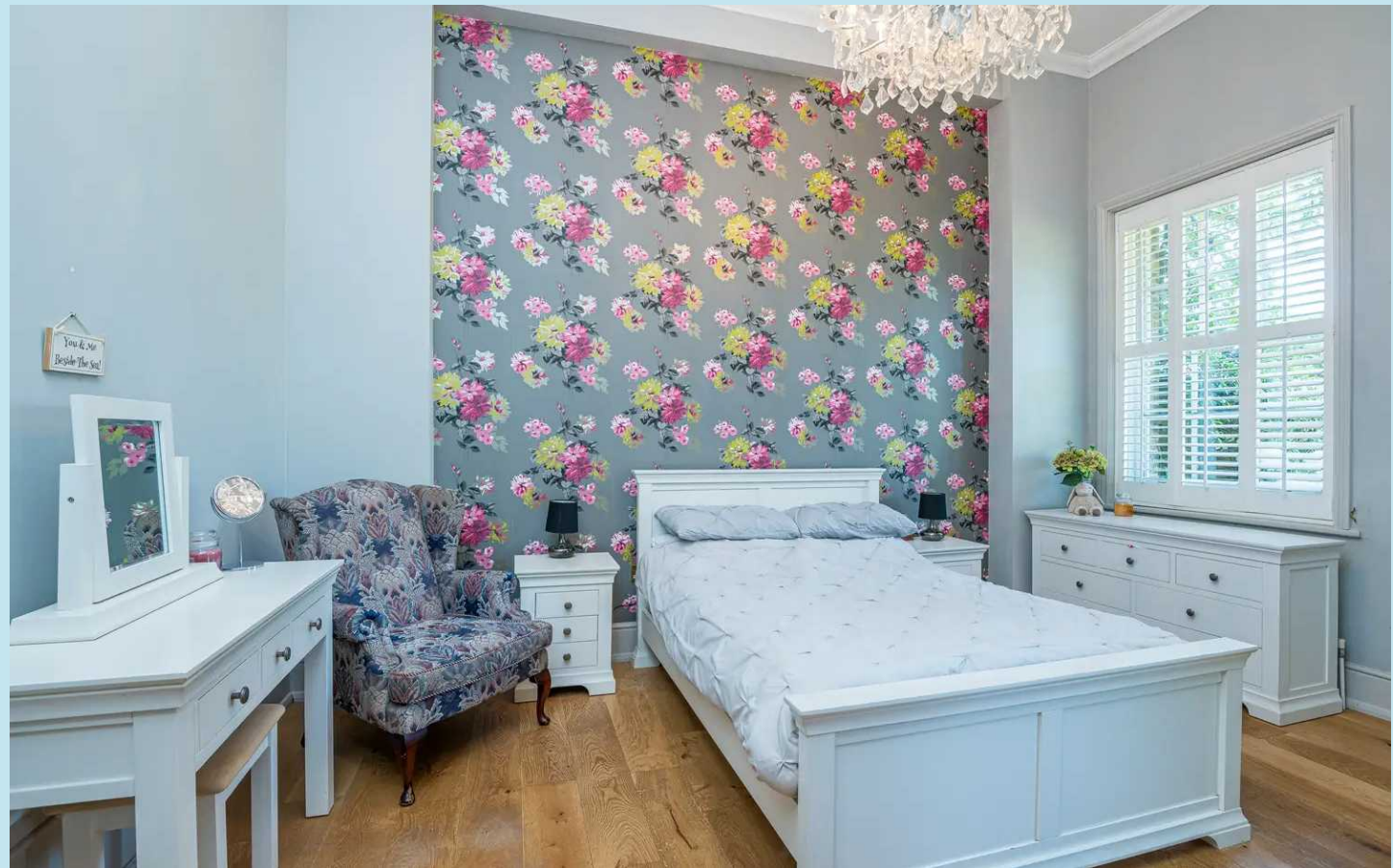
Smooth ceiling, feature coving & spotlighting, sash window to the rear, radiator, quality built in wardrobes & dresser unit to remain.

Family Bathroom

Smooth ceiling, coved & spotlighting, tiled flooring, modern white suite comprises, WC, bath with mixer tap & shower attachment, pedestal wash hand basin & mixer tap, extractor fan & shaver point.

Agents Note

Agents Note - Internally there is loft space measuring a minimum of 57ft x 30. Subject to the usual planning consents there could be scope for four 1st floor bedrooms. There is a service charge of approximately £160 per annum.





Rear Garden

Rear Garden - The rear garden is beautifully presented & divided into three different sections. Firstly commencing with an attractive hard standing patio area, remainder being laid to lawn with mature shrub borders. Outside tap & Workshop which measures 17'0 x 6'10 which has power & light. There is an open access onto a Courtyard seating area which is mainly hard standing with shrub borders. Feature iron gate from the main section of garden heads onto a wonderful formal seating area with gravel borders & topiary with pathway intersecting. There is a personal door from the garden to:

Garden

External Gardens - There are a host of pretty garden area to various elevations outside including an paved Courtyard with boxed hedging area overlooking the Historic Parade ground.

Garage

Single Garage

Garage - 16'9 x 10'0 (5.11m x 3.05m) - Up & over door, power & light & eaves storage above.

Driveway

3 Parking Spaces

Access via Chapel Road leads to the garage and further parking for three vehicles on a block paviour driveway.





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