

EST. 1995
HUNT ROCHE
The Estate Agent



*Admirals Walk, Shoeburyness,
Price £598,000*

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Overview:

This striking, extensively extended detached residence boasts four double bedrooms, with the main bedroom featuring access to a dressing room. The dual-aspect guest bedroom (bedroom two) includes an ensuite and fitted wardrobes, while bedrooms three and four also benefit from fitted wardrobes.

The spacious reception hallway leads to a ground floor shower room/guest cloakroom/WC. The large living room opens up to the west-facing rear garden, and there's additional access to a versatile reception room that can be used as a home office, playroom, or more. The dual-aspect kitchen is large enough to accommodate a dining table and offers garden access.

The first-floor landing is as impressive as the reception hallway, providing a bright, airy space with access to the bedrooms and bathroom. The loft space presents an exciting opportunity to create additional bedrooms or a top floor, potentially offering stunning views of the Thames Estuary and Shoebury Common, including the iconic beach huts (subject to planning consent). The large family bathroom features a spacious two-person jacuzzi-style bath, along with dual sink units, adding a touch of luxury.

The semi-secluded, low-maintenance rear garden is west-facing, making it an ideal spot for al fresco dining, gardening, or simply enjoying the sunshine.

Additional features include an integral garage with power and lighting, as well as a block-paved driveway offering off-street parking for approximately three vehicles.

Conveniently located within easy reach of local amenities, schools, transport links, and the beach, this property offers excellent accessibility.

Offered with no onward chain at a realistic asking price, this home presents a fantastic opportunity to make it your own. Viewing is highly recommended.

Entrance via: Attractive composite door inset with obscure double glazed panel providing access to;



Grand Reception Hallway: 22'2" x 10'6" (max) (6.76m x 3.2m (max)) Stair case rising to first floor accommodation with spindle balustrade and under stair storage space. Panelled door to spacious built in cupboard offering ample storage space. Radiator inset to decorative cabinet. Feature solid wood flooring inset with recessed entrance mat. Panelled doors to Ground Floor Shower Room, Living Room and Garage. Coving to smooth plastered ceiling inset with recessed lighting.

Kitchen/Diner: 23' (7) (max) x 17'5" (5.3) (max) (irregular shape) Pair of double glazed windows to front aspect. Further double glazed window to side aspect. Obscure uPVC double glazed door providing access to sideway area of the Garden. The Kitchen with a range of eye and base level units inset with 'one-and-a-quarter' stainless steel single drainer sink unit with mixer tap over. Built-in electric oven with four ring gas hob over with tiled splashback and wall mounted stainless steel extractor over. Freestanding 'Hotpoint' washing machine (to remain). Under counter 'Hotpoint' dishwasher (to remain). 'American' style Kenwood' fridge/freezer (to remain). Two radiators inset with decorative cabinets. Feature solid wood flooring. Smooth plastered ceiling inset with recessed lighting.





Ground Floor Shower Room/Guest WC: 6'10" x 4'3" (2.08m x 1.3m)

Obscure double glazed window to side aspect. The white three piece white suite comprising a tiled shower enclosure with integrated shower unit, dual flush low level wc and pedestal wash hand basin with mixer tap over and splashback tiling. Radiator. Tiled floor. Smooth plastered ceiling inset with recessed lighting.



Dual aspect Living Room: 20'10" x 18'5" (6.35m x 5.61m)

Double glazed sliding patio doors to rear aspect providing access to rear Garden. Double glazed window to rear with further double glazed window to side. Radiator inset to decorative cabinet. Feature solid wood flooring. Coving to smooth plastered ceiling inset with recessed lighting. Panelled door to;

Home Office: 16'9" x 6'5" (5.1m x 1.96m)

Double glazed window to rear aspect. Radiator. Feature solid wood flooring. Pair of doors to cupboard housing utility meters. Smooth plastered ceiling inset with recessed lighting.



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The First Floor Accommodation comprises



Attractive Spacious First Floor Landing: 18'5" x 6'5" (5.61m x 1.96m) Obscure double glazed window to side aspect. Spindle balustrade. Radiator. Doors to all Bedrooms and Bathroom. Coving to textured ceiling inset with recessed lighting.



Dual Aspect Bedroom Main Bedroom & Dressing Room: 15'1" x 9'7" (4.6m x 2.92m) Double glazed French doors to side aspect with matching double glazed panels to either side providing distant views towards Shoebury Common and Thames Estuary. (Agent's Note: These doors were originally designed to provide access to a balcony that partially wrapped around the exterior of the first floor). Further double glazed window to front aspect. Radiator. Laminate wood effect flooring. Wall light points. Coving to smooth plastered ceiling. Panelled door to;

Ensuite Dressing Room: 11'10" x 8'1" (3.6m x 2.46m) Double glazed windows to side and rear aspects. Radiator. Laminate wood effect flooring. Coving to textured ceiling.



Dual aspect Guest Bedroom/ Bedroom Two: 20'10" x 10' (max) (6.35m x 3.05m (max)) Double glazed French doors to side aspect. (Agent's Note: These doors were originally designed to provide access to a balcony that partially wrapped around the exterior of the first floor). Further double glazed window to rear aspect providing distant views towards Shoebury Common and Thames Estuary. The Bedroom has been fitted with 'part mirror fronted' wardrobes to two aspects of the room providing ample hanging space and storage. Radiator. Smooth plastered ceiling with access to additional loft access. Panelled door to;

En-Suite: 7'1" x 5'11" (2.16m x 1.8m) The white three piece white suite comprising a tiled double width shower enclosure with wall mounted 'Triton' shower, dual flush low level wc and pedestal wash hand basin with mixer tap over and splashback tiling. Tiled flooring. Wall mounted extractor fan. Smooth plastered ceiling inset with recessed lighting.



Bedroom Three: 12' x 9'10" (3.66m x 3m) Double glazed window to front aspect. Radiator. Laminate wood effect flooring. Feature recessed shelving niche. The Bedroom has been fitted with 'part mirror fronted' four door wardrobe providing ample hanging space and storage. Smooth plastered ceiling.

Bedroom Four: 12'1" x 8' (3.68m x 2.44m) Double glazed windows to rear aspect providing distant views towards Shoebury Common and Thames Estuary. The Bedroom has been fitted with a high gloss fronted wardrobe unit inset with drawer stack providing ample hanging space and storage. Radiator. Laminate wood effect flooring. Feature recessed shelving niche. Smooth plastered ceiling.



Bathroom: 10'9" x 8'4" (3.28m x 2.54m) Obscure double glazed window to front aspect. Ladder style heated towel rail. Partial tiling to walls with matching floor tiling. The focal part of the room is an 'oversized' jacuzzi style bath with 'pull out' shower attachment and mixer tap, marble top vanity unit inset with a pair of circular sinks with mixer tap over and storage shelf under and concealed flush wc. Panelled door to spacious cupboard housing wall mounted boiler. Smooth plastered ceiling inset with recessed lighting.



To the Outside of the Property



Garden: 35' (10.67) x 35' (10.67) (apx)

The Westerly facing rear garden is approached via the Living Room which provides access to a decked patio seating area with the remainder of the garden being paved providing a low maintenance outside space. Further area to the side of the home with access gained via the Kitchen. Outside water tap. Gated front access. Fencing to boundaries with established trees and additional gated rear access.





Front: Block paved drive providing off road parking and access to;

Integral Garage: 15'8" x 8'2" (4.78m x 2.5m) Double glazed door to garden. Power and lighting. Up and over door to front.

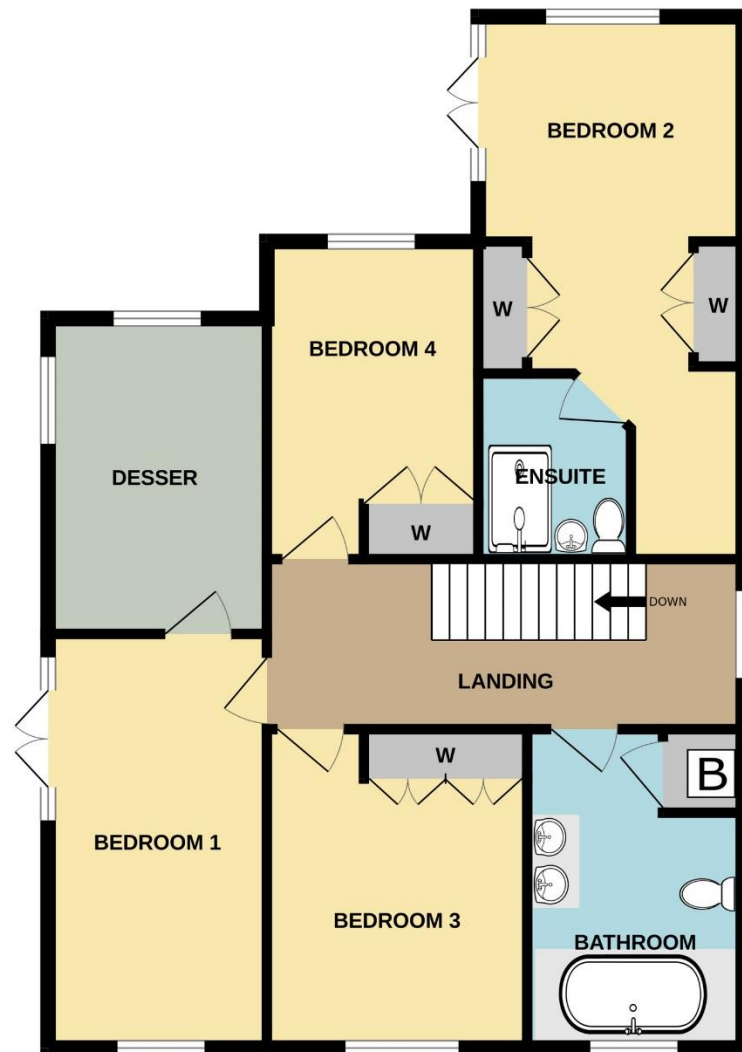
Council Tax Band F

Agent's Note: Please be aware that Bedrooms One and Two feature French doors that originally opened onto a wrap-around balcony. However, the balcony was removed due to safety concerns related to its condition. There is potential for reinstating the balcony, which could enhance the home's appeal. For safety reasons, the doors will remain locked during viewings.

GROUND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240348

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property

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