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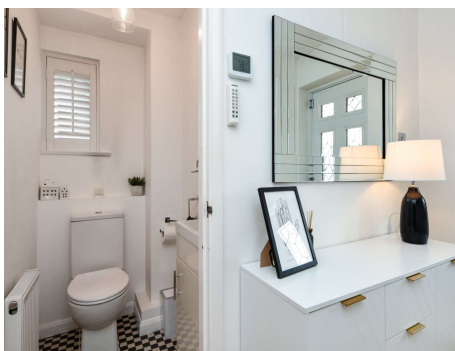
HUNT ROCHE

The Estate Agent



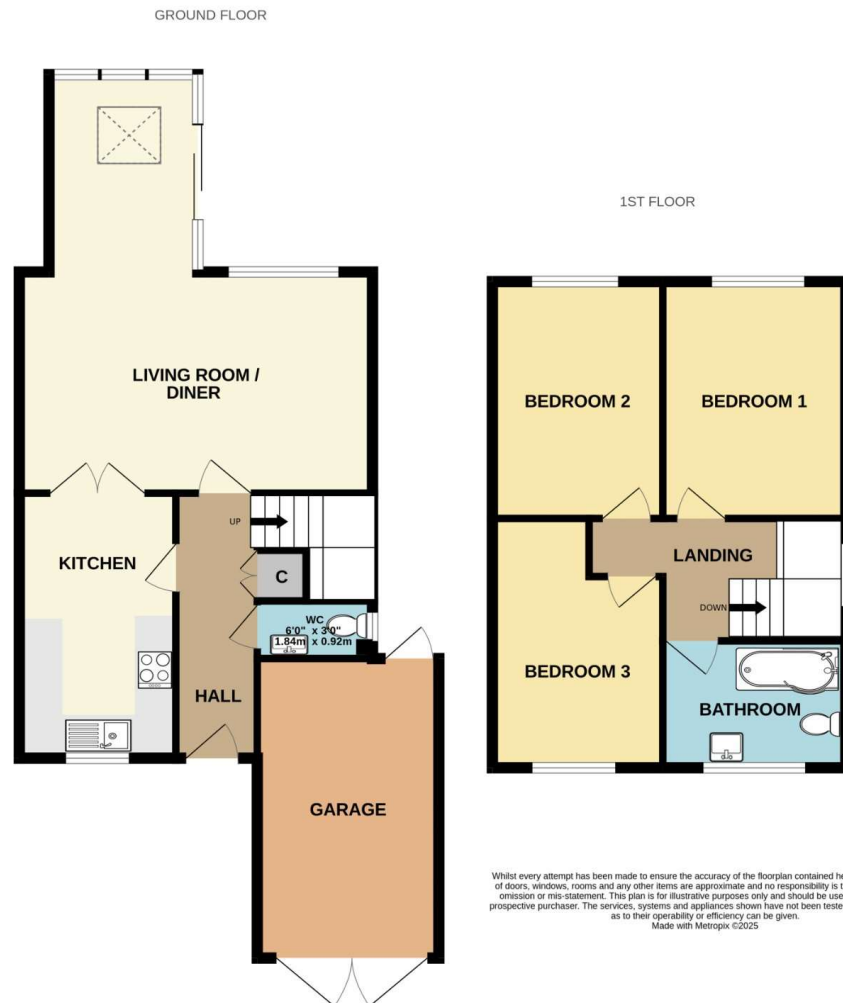
Guide Price: £465,000 - £475,000

36 Admirals Walk, Desirable Admirals Location!!, Shoeburyness, Essex, SS3 9HS



This well-presented semi-detached house in Shoeburyness is perfect for families seeking spacious, stylish living near the seafront and excellent schools. The property features a garage, off-street parking, and a West-facing garden, making it an ideal family home.

Inside, you'll find a large, modern kitchen seamlessly connected to an open-plan 'L'-shaped Living Room/Diner. A convenient ground-floor WC adds practicality, while the first floor offers three generously sized bedrooms and a stylish family bathroom. External highlights include ample Off-Street Parking, Garage, and a West-facing rear garden.



- **Three Spacious Bedrooms – A generous size semi-detached home with ample room for relaxation.**
- **Generous Living Area – Enjoy sizeable, comfortable accommodation for the whole family.**
- **Open Plan Living/Dining – Ideal for entertaining and daily family life.**
- **Modern, Stylish Kitchen – Designed for both functionality and flair.**
- **Spacious Garage and large frontage for off street Parking**
- **West-Facing Garden – Bask in beautiful sunsets and natural light.**
- **Prime Location – Just a short walk to the seafront for coastal living.**



Entrance via: Canopied entrance porch to attractive composite entrance door inset with obscure leaded inserts to;

Reception Hallway: 14'7" x 4'3" (4.45m x 1.3m) Radiator. Turned staircase to first floor with large uPVC double glazed window to half landing area. Pair of doors to under-stairs storage cupboard. Multi pane glazed doors to Kitchen and Living Room. Wood effect lino flooring. Textured ceiling. Panelled door to;

Ground Floor Cloakroom/ Guest WC: 4'11" x 3'4" (1.5m x 1.02m) Obscure uPVC double glazed window to side aspect inset with made to measure plantations style shutter blinds. The modern white two piece suite comprises dual flush WC and vanity wash hand basin with mixer tap over and storage cupboard under. Radiator. Chequered black and white tiled flooring. Textured ceiling.

Kitchen: 14'4" x 8' (4.37m x 2.44m) Attractive leaded bow uPVC double glazed window to front aspect. The Kitchen is fitted with a range of high gloss eye and base level units with wooden working surfaces over inset with porcelain single drainer sink unit with mixer tap over. Under counter recess for washing machine and dishwasher. Freestanding 'Indesit' oven with four ring electric hob with wall mounted extractor canopy inset with LED lighting. Further space for upright fridge/freezer. Concealed under unit lighting. Attractive 'London brick' style tiled splashbacks. Wood effect lino flooring. Textured ceiling. Pair of multi pane glazed doors to;

Living Room / Diner / Play Room: Overall measurement 23'4" (7.1) (max) x 18'7" (5.66) (max)
A delightful open plan area extended to the rear offering further Living Space.

Living Room / Diner Area: 18'7" x 11'8" (5.66m x 3.56m) uPVC double glazed window to rear overlooking rear Garden inset with made to measure plantations style shutter blinds. Wood effect lino flooring. Radiator inset to decorative cabinet. Coving to smooth plastered ceiling inset with ceiling moulding. Open plan to;

Dual aspect Play Room / Formal Dining Area: 11' x 7'10" (3.35m x 2.4m) uPVC double glazed windows to rear and side aspect overlooking rear Garden inset with made to measure plantations style shutter blinds. Pair of uPVC double glazed sliding patio doors providing access to Garden. Wood effect lino flooring. Radiator. Feature 'vaulted' smooth plastered ceiling inset with recessed lighting and 'Velux style' double glazed skylight.

The First Floor Accommodation comprises

Landing: Panelled doors to all Bedrooms. Textured ceiling with access to loft space via pull down ladder.

Bedroom One: 12' x 10'1" (3.66m x 3.07m) uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling.

Bedroom Two: 12' x 8'3" (3.66m x 2.51m) uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling.

Bedroom Three: 12' (3.66) (reducing to 8'7" (2.62)) x 8'7" (2.62) uPVC double glazed window to front aspect. Radiator. Coving to textured ceiling.

Family Bathroom: 9'7" x 5'6" (2.92m x 1.68m) Obscure uPVC double glazed window to front aspect. Ladder style heated towel rail. The modern three piece white suite comprises panelled enclosed 'shower' bath with fitted shower screen, mixer taps and integrated shower over with hand held attachment and drencher shower head over, dual flush WC and pedestal wash hand basin with contemporary style mixer tap over. Partly tiled walls with matching floor tiling. Smooth plastered ceiling.

To the Outside of the Property

The WEST FACING rear Garden is approached via the Formal Dining/Play Room area and commences with a decked patio seating area extending to a further section to the rear of the extension. Mainly laid to lawn with fencing to boundaries with fenced boundaries. Outside water tap. External power sockets. Sideway access to;

Garage: 15'6" x 8'1" (4.72m x 2.46m) Part glazed courtesy door to rear. Pair of doors to the front. Power and lighting.

Frontage: A generous block paved driveway providing ample off road parking. Exterior lighting.

Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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	
WWW.EPC4U.COM			

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. 3/14/2025