

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £465,000 - £475,000**

**12 Admirals Walk, Shoeburyness, South Shoebury, Essex, SS3 9HS**



An extended THREE BEDROOM semi-detached family home, offering generous and versatile living accommodation. The property features a spacious open-plan Living and Dining Room, complemented by the addition of a Home Office/Playroom — ideal for modern family living or those working from home. The ground floor also benefits from a Guest Cloakroom/WC, a fitted Kitchen/Breakfast Room together with a first floor contemporary family bathroom. Externally, the property boasts a WEST FACING rear GARDEN with the frontage offering a larger-than-average private DRIVEWAY and a GARAGE. Additionally, a substantial Studio/Workshop to the side of the garage, offering further flexibility for hobbies, storage, or workspace.

Situated within just a quarter of a mile of the picturesque Thames Estuary, this home enjoys a sought-after location close to scenic walks, local amenities, and transport links.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Entrance via:** Composite entrance door inset with obscure double glazed inserts through to;

**Entrance Porch:** 3'4" x 3'3" (1.02m x 1m) uPVC double glazed leaded window to side aspect. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting. uPVC double glazed door through to;

**Spacious Entrance Hallway:** 14'5" (4.4) x 2'1" (0.64) (increasing to 10'2" (3.1) into half landing) Turned staircase to first floor accommodation with pair of part obscure glazed bifold doors to storage space under. Radiator. Personal door through to Garage. Thermostat control. Laminate wood effect flooring. Attractive glazed door leads through to Kitchen with matching glazed door to Sitting/Dining Room. Smooth plastered ceiling. Further door to;

**Ground Floor WC/Guest Cloakroom:** 6'10" x 3'3" (2.08m x 1m) Obscure uPVC double glazed leaded window to side aspect. The modern suite comprises dual flush w.c and wash hand basin with mixer tap over inset to walnut effect vanity unit with storage cupboard under. Ladder style heated towel rail. Tiling to all visible walls. Tiled flooring. Smooth plastered ceiling.

**Kitchen:** 14'4" x 7'11" (4.37m x 2.41m) uPVC double glazed leaded window to front aspect. The Kitchen is fitted with a comprehensive range of eye and base level units with rolled edge working surfaces over, inset with one-and-a-quarter single drainer sink unit with mixer taps over. Under counter recess for washing machine and tumble drier. Freestanding 'Beko' oven with four ring gas hob over with stainless steel extractor hood over. Various glass fronted display cupboards. Further space for appliances. Tiling to all visible walls. Ceramic tiled flooring. Radiator. Smooth plastered ceiling inset with recessed lighting. Pair of attractive glazed doors to;



**Extended Living Room / Dining Room:** 22'1" (6.73) x 18'8" (5.7) (L-shaped Room) Feature uPVC double glazed uPVC 'walk-in bay' full height windows to rear aspect in set with pair of uPVC double glazed French doors providing access to rear garden. Beautiful polished limestone fireplace inset with coal effect fire. Laminate wood effect flooring. High level 'borrowed light' window to Home Office. Radiators. Coving to smooth plastered ceiling. Twin glazed doors through to Kitchen. Further twin glazed doors through to;



**Home Office: 9' x 7'1" (2.74m x 2.16m)** uPVC double glazed French doors to rear aspect providing access to the patio seating area of the rear garden. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling.

### The First Floor Accommodation Comprises

**Landing:** Approached via turned staircase featuring a large uPVC double glazed leaded window to side aspect. Doors to all first floor rooms. Smooth plastered ceiling with loft access.

**Main Bedroom: 11'10" (3.6) (max) x 12' (3.66) (max)** uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

**Bedroom Two: 12'5" x 8' (3.78m x 2.44m)** uPVC double glazed leaded window to front aspect. Radiator. Smooth plastered ceiling.

**Bedroom Three: 11'11" x 7'5" (3.63m x 2.26m)** uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

**Bathroom: 9'8" x 5'11" (2.95m x 1.8m)** Obscure uPVC double glazed leaded window to front aspect. The modern suite comprises wash hand basin with mixer taps over inset to vanity unit with storage cupboards under, dual flush w.c, panelled enclosed 'shower bath' with fitted shower screed, mixer taps and integrated shower unit with drencher style shower head and further hand held attachment. Extractor fan. Attractive tiling to all visible walls with inset with border tile inlay. Door to airing cupboard with ample linen shelving. Ladder style chrome heated towel rail. Smooth plastered ceiling.

### To The Outside of the Property:



The beautifully landscaped west backing rear garden commences with a flagstone patio area and is approached via Living/Dining Room and Home Office. The remainder of the garden is mainly laid to lawn with established trees and shrubs to boundaries. Fencing to boundaries. Exterior lighting. Exterior water tap. Gated side way leading to Hobby Room/Play Room.

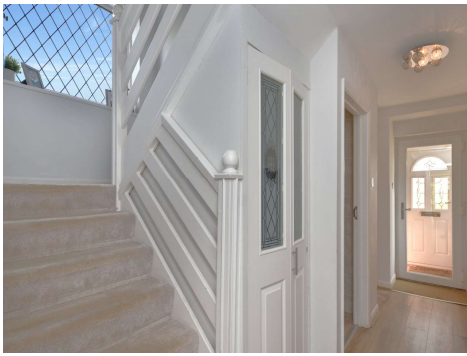
To The Front of the property provides ample off road parking which provides direct access to garage. The remainder of the garden is mainly laid to lawn with established trees and shrubs.

**Garage: 15'10" x 10'1" (4.83m x 3.07m)** 'Glidamatic' electric roller shutter door with remote hand controls. Power and lighting. uPVC double glazed leded window to side aspect. Courtesy door to Hallway. uPVC double glazed door providing access to side path to garden. Plastered boarded ceiling. Further door to:



**Play Room/Hobby Room: 28' (8.53) x 7'4" (2.24) (irregular shape)** uPVC double glazed leded window to front aspect. Further pair of uPVC double glazed windows to side aspect. Power and lighting. Part smooth plastered ceiling with remaining section being polycarbonate roofline. Laminate effect flooring.





**Council Tax Band D**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**

**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. 4/10/2025