

HUNT ROCHE

The Estate Agent



Asking Price: OIEO £625,000

146 Admirals Walk, * Admirals Development *, Shoeburyness, Essex, SS3 9FN



This superb **FOUR BEDROOM, FOUR RECEPTION** detached home offers spacious and versatile living accommodation, recently enhanced by the current owners to include a modern family bathroom, en-suite to the main bedroom, majority replacement uPVC double glazing, and an fitted Kitchen with premium Neff appliances. Enjoying far-reaching views towards the Thames Estuary from the rear, the property also benefits from ample off-road parking and a garage. Viewing is essential to fully appreciate the size, quality, and setting of this exceptional home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- Situated in the highly desirable Admirals Walk, moments from Shoebury Common, local shops, and within the Shoeburyness High School catchment.
- Generous block-paved driveway with ample parking, shrub borders, and access to the Garage
- Attractive Kitchen with Neff appliances and separate Utility Room
- Spacious living room with feature fireplace overlooking rear Garden
- Dining Room opening to the Conservatory
- Further Versatile Reception room four, ideal as Play Room / Home Office etc
- Ground floor Guest Cloakroom/WC.
- Four generous bedrooms including a principal bedroom with en-suite and far-reaching Thames Estuary views.
- Family bathroom upgraded in 2021
- Private rear garden mainly laid to lawn with shrub borders and gated side access.
- Garage with power and lighting.



Entrance via: uPVC double glazed entrance door to;

Entrance Porch: uPVC double-glazed window to the side aspect, smooth plastered ceiling with recessed lighting, and tiled flooring. Obscure glazed door leading to:

Spacious Reception Hallway: Panelled doors to Kitchen, Dining Room, Living Room and Playroom/Reception Four. Hardwood parquet flooring throughout. An open-tread turned staircase with spindle balustrade rises to the first-floor accommodation. Further panelled door to a generous cloaks/storage cupboard. Radiator and coving to textured ceiling. A pair of steps lead down to:

Guest Cloakroom / WC: 6'6" x 3' (1.98m x 0.91m) High-level obscure uPVC double-glazed window to the side aspect. The white suite comprises a low-level flush WC and a pedestal wash hand basin. Feature granite-effect sparkle flooring, ladder-style heated towel rail, and tiling to all visible walls with a decorative border inlay. Textured ceiling with recessed lighting.

Kitchen: 9'11" x 8'6" (3.02m x 2.6m) uPVC double-glazed window to the front aspect. The kitchen is fitted with an attractive range of eye-level and base units, complemented by laminate wood-effect square-edged work surfaces inset with a composite one-and-a-quarter single drainer sink unit and mixer tap, with feature pelmet lighting above. Built-in eye-level pair of Neff double ovens, split-level four-ring gas hob with concealed extractor fan over. Integrated appliances include an under-counter Neff fridge and dishwasher. High-quality splashback tiling and concealed under-unit lighting. Glass-fronted display cabinet. Tiled flooring, radiator, and coving to a textured ceiling. Panelled door to;

Utility Room: 9'2" x 6'10" (2.8m x 2.08m) uPVC double-glazed door to the side aspect with matching side window. Fitted with a range of eye-level and base units with work surfaces over, offering ample under-counter appliance space. Wall-mounted Potterton boiler and tallboy storage cupboard. Attractive splashback tiling, Butler-style sink, radiator, and coving to a textured ceiling.

Formal Living Room: 17'7" x 12'8" (5.36m x 3.86m) uPVC double-glazed window to the rear overlooking the garden. Hardwood parquet flooring and a feature fireplace surround with mantel over, marble hearth and backplate, inset with a coal-effect fire. Two radiators, coving to a textured ceiling, and ornate ceiling moulding.

Dining Room: 12'4" x 11'8" (3.76m x 3.56m) Hardwood parquet flooring, radiator, and coving to a textured ceiling inset with ornate ceiling moulding. uPVC double-glazed French doors to the rear, with matching side panel and fanlight openers, providing access to:

Conservatory/Garden Room: 12'2" (max) x 11'1" (3.7m (max) x 3.38m) uPVC double-glazed windows to three aspects with fanlight openers, inset with a pair of uPVC French doors leading to the rear garden. Laminate wood-effect flooring. Part plastered ceiling with recessed lighting, the remainder finished in polycarbonate.

Dual aspect Playroom / Reception Room Four: 12'7" x 14' (max) (3.84m x 4.27m (max)) uPVC double-glazed windows to the front and side aspects. Large recessed cubby area (6'0" x 2'0"). Radiator, and coving to a textured ceiling.

The first floor accommodation comprises:

Approached via open tread carpeted turned staircase with large uPVC double glazed obscure window to side aspect.

Landing: Panelled doors to all bedrooms and the family bathroom. Further panelled door to a spacious airing cupboard (5'10" x 2'9") with ample shelving, housing the hot water cylinder. Radiator and textured ceiling with access to loft space.

Main Bedroom: 14'1" x 12'8" (4.3m x 3.86m) uPVC double-glazed window to the rear, offering far-reaching views towards the Thames Estuary. Freestanding three-door, mirror-fronted wardrobe (to remain). Radiator and coving to a textured ceiling. Panelled door to:

Ensuite Shower Room: 8'6" x 2'10" (2.6m x 0.86m) Obscure uPVC double-glazed window to the side aspect. The white suite comprises a flush WC, vanity wash hand basin with mixer tap and storage cupboard beneath, and an independent tiled shower cubicle with integrated shower unit. Tiling to all visible walls with an attractive border inlay. Textured ceiling.

Bedroom Two: 14'4" x 11'4" (4.37m x 3.45m) uPVC double-glazed window to the front aspect. Freestanding five-door, mirror-fronted wardrobe (to remain). Radiator and coving to a textured ceiling.

Bedroom Three: 13'3" x 10' (4.04m x 3.05m) uPVC double glazed window to front aspect. Radiator. Coving to textured ceiling.

Bedroom Four: 11'10" x 9'8" (3.6m x 2.95m) Radiator. Coving to textured ceiling. Pair of uPVC double glazed french doors, with matching side panel with fan light openers, opening to;

Balcony: Half height brick retaining walls inset with wrought iron balustrade. Decked seating area.

Family Bathroom: 9' (2.97) x 8'1" (2.46) (including door recess) Obscure uPVC double-glazed window to the side aspect. The modern white suite comprises a flush WC, bidet, pedestal Victorian-style wash hand basin, and panelled enclosed bath with mixer taps, shower attachment, and fitted shower screen. High-quality wood-effect lino flooring, shaver point, and ladder-style heated towel rail. Tiling to all visible walls with an attractive border inlay. Textured ceiling.

To the Outside of the Property:

The rear garden is accessed via the garden room/conservatory and is predominantly laid to lawn with well-stocked shrub borders. A brick retaining wall encloses the rear boundary, with fencing to the remaining aspects. Additional features include gated side access and an exterior water tap.

Frontage: Approached via a generous block-paved driveway providing ample off-road parking, with shrub-planted borders and direct access to the garage.

Garage: Up and over door. High level window to side aspect. Power and lighting.

Council Tax Band - Band F

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. 8/14/2025