

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £475,000

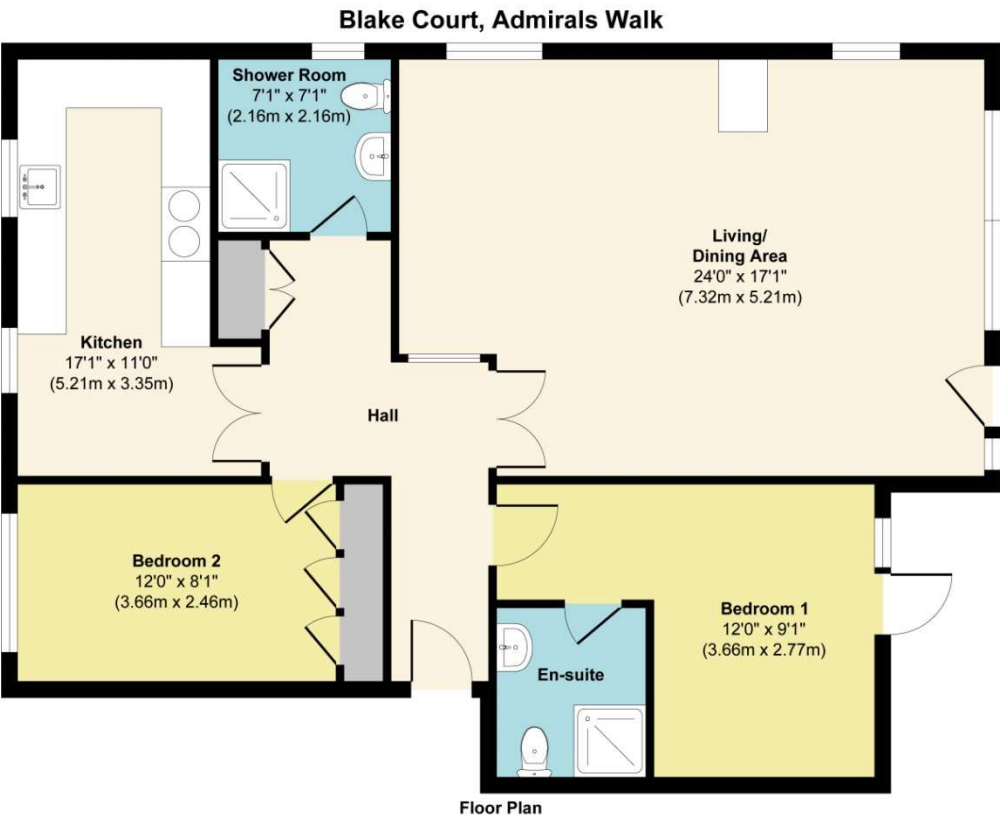
Apartment 3, Blake Court, 120 Admirals Walk, Shoeburyness, Essex, SS3 9FN



Offered with No Onward Chain, this lovely executive-style, 'Hardy-built' first-floor apartment occupies an enviable position which boasts far-reaching views across the Thames Estuary and surrounding coastal marshes and Nature Reserve from the main Bedroom, Living Room and private Balcony.

Extending to approximately 1,130 sq ft, the spacious accommodation comprises TWO DOUBLE BEDROOMS, two bathrooms, and an impressive Living/Dining Room that opens directly onto a private, all-weather sun terrace—ideal for relaxing while taking in the outstanding outlook.

Further benefits include allocated parking, well-maintained communal gardens, and a prime location just a short stroll from the promenade. With local shops and excellent transport links all within easy walking distance, this exceptional coastal home is perfectly suited to those seeking a tranquil downsize in a highly desirable setting.



Approx. Gross Internal Floor Area 1034 sq. ft / 96.06 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Entrance via:

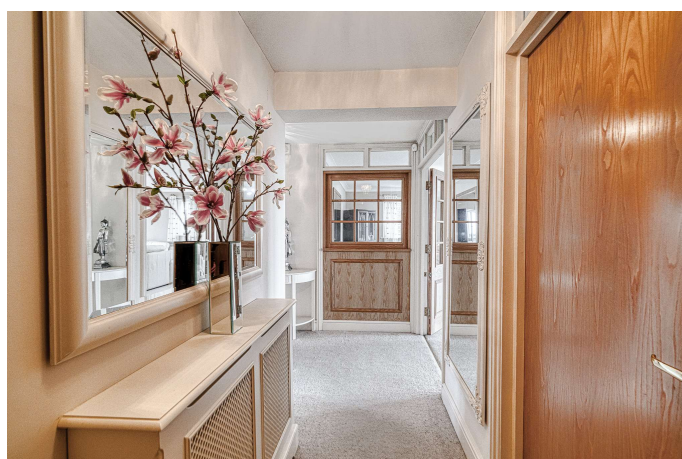
The development benefits from an attractive frontage with allocated resident parking.

A secure communal entrance with telephone entry system opens into a well-maintained reception hallway, with staircase to upper levels.

Agent's Note: Please note that there is no lift within the complex.

Personal Entrance via: Hardwood entrance door inset with spyhole providing access to;

Reception Hall: The attractive and spacious Entrance Hallway provides access to the Bedrooms and Bathroom. Two sets of multi-pane glazed double doors open into the Living Room and the Kitchen/Breakfast Room, while an attractive "borrowed light" glazed window overlooks the Dining area. A radiator is neatly inset within a decorative cabinet. Wall mounted telephone security entry handset. Two sets of doors to generous size cupboards, one ideal as a Cloaks cupboard with hanging space and shelving, the other offering ample linen shelving. Smooth plastered ceiling.



Impressive Dual aspect Living Room / Dining Room: 24'6" >20'1" x 17'10" (7.47m >6.12m x 5.44m)

An impressive and exceptionally spacious room offering areas for both dining and seating.

A pair of double glazed windows to the side aspect with a further double glazed window to the rear overlooking Balcony/Seating Terrace. Double glazed door with matching full height double glazed windows to either side, opens to the southerly rear aspect provide excellent natural light and with direct access onto the private balcony terrace, from where far-reaching Estuary views can be enjoyed. Two radiators. Dado rail. Smooth plastered ceiling incorporating recessed lighting to the living room area and a ceiling pendant to the dining space.



Private Balcony/Seating Terrace: 29' x 7'1" (8.84m x 2.16m)

A generous, canopied terrace extending the full width of the apartment, providing ample space for outdoor seating and dining. The terrace is finished with terracotta-style tiled flooring and enclosed by decorative metal balustrading, offering both security and an open aspect. The overhead canopy creates a sheltered, all-weather space ideal for year-round enjoyment, with views across the communal gardens and towards the Nature Reserve of the Garrison with Thames Estuary beyond. The terrace is accessed directly from both the Living/Dining Room and the Principal Bedroom. Further benefits include a spacious storage shed located on the terrace itself together with external lighting.

Kitchen / Breakfast Room: 17'10" (5.44) x 11'1" (3.38) > 8'3" (2.51)

Pair of double glazed windows to the front aspect with space beneath for a breakfast table. The Kitchen is fitted with a comprehensive range of wall and base level storage units, complemented by rolled-edge work surfaces incorporating a stainless steel one-and-a-quarter single drainer sink unit with mixer tap. Built in 'Neff' oven with four ring 'Neff' gas hob over with concealed extractor hood above. Integrated upright fridge/freezer. Undercounter 'Hotpoint' semi integrated dishwasher. Under counter 'John Lewis' washing machine (to remain). Under unit lighting. Tiled splashbacks. Wall-mounted 'Worcester' boiler discreetly housed within a cupboard. Tiled floor. Smooth plastered ceiling with recessed lighting to Kitchen area.

Main Bedroom Suite: 16'4" (4.98) x 13' (3.96) (max) > 10'1" (3.07)

Pair of double glazed French doors to the rear aspect open directly onto the balcony / sun terrace, allowing excellent natural light and offering pleasant outlook across the Garrison Nature Reserve with distant views of the Estuary. The room is fitted by a comprehensive range of built-in bedroom furniture comprising a five door fitted wardrobes with mirrored panels, matching drawer units and a coordinating dressing table with further drawer stacks. Pair of matching bedside cabinets (to remain). Radiator. Courtesy door to Ensuite. Coving to a smooth plastered ceiling incorporating a ceiling-mounted fan and light.

En-Suite: 7'5" x 5'8" (2.26m x 1.73m)

A fully tiled shower room inset with border tile inlay. The suite comprises a generous fully glazed shower enclosure fitted with a thermostatic shower, low level W.C. and pedestal wash hand basin with twin chrome taps. Additional features include a wall-mounted mirror, shaver point, discreet built-in access panel, chrome fittings and tiled flooring. Smooth plastered ceiling with inset lighting and extractor ventilation.

Bedroom Two / Guest Bedroom: 14' (4.27) (max -incl wardrobes) x 8'10" (2.7)

Double glazed window to the front aspect. This well-proportioned room is enhanced by an extensive range of bespoke-style fitted bedroom furniture to two aspects, comprising full-height wardrobes, overhead storage cupboards and a recessed bed space with over head storage, together with bedside cabinets (to remain). Radiator. Coving to smooth plastered ceiling.

Bathroom: 7'10" x 7'8" (2.4m x 2.34m)

Obscure double glazed window to the side aspect. A fully tiled wet room featuring an open walk-in shower area with thermostatic shower fittings, low level W.C. and pedestal wash hand basin with tiled splashback and wall-mounted mirror above. Decorative border tile inlay and vertical mosaic feature panel. Built-in storage cupboard set beneath the window. Extractor fan. Non-slip flooring. Smooth plastered ceiling.

To the Outside of the Complex:

The development is set within neatly maintained communal gardens to both the front and rear. To the rear, landscaped lawns, established shrubs and mature trees create an attractive outlook and a pleasant environment for residents. Access to personal external brick built storage cupboard/store.

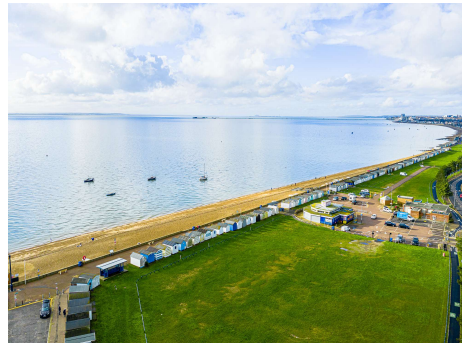
Tenure: The property is offered for sale with 1/6th Share of the Freehold. The current maintenance charge is a modest approximately £120 per month, which we are advised includes the cost of the building insurance along with the general maintenance and management of the development.

The apartment forms part of a well-regarded development constructed circa 1989.

Agents Notes: Hunt Roche have been advised that, in accordance with the terms of the management company:

- The property may not be rented out; and
- Pets are not permitted.





Council Tax - Band E
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. 1/17/2026