



## 88 Admirals Walk, Shoeburyness – SS3 9HS

£550,000 Freehold

Admirals Walk, South Shoebury: Expansive detached residence with beach glimpses. Generous living spaces, potential for annexe, 4 beds, large garden, loft room. Ideal for commuters & families, guide price £550,000.



Admirals Walk, South Shoebury: An Expansive Detached Residence Offering Exceptional Value & Lifestyle – Discover an unparalleled opportunity at this substantial detached residence, enviably positioned on Admirals Walk, one of South Shoebury's most sought-after addresses. This property offers striking scale, exceptional potential, and a coveted coastal lifestyle, all presented with a guide price inviting offers in excess of £550,000. Based on this starting guide price, this equates to just £250 per square foot—significantly below the local average of £400 per square foot for similar homes, a figure carefully positioned to facilitate a quick, chain-free sale. In line with this strategy, please be advised that offers below this guide price will not be considered. We invite interest from serious, proceedable buyers who are ready to act on this outstanding offering.

Set behind a generous 75ft frontage, this home exudes curb appeal. The immediate drive provides comfortable parking for 4-5 vehicles (width 36ft x depth 20ft). For larger gatherings, the long driveway leading from the road can accommodate ample additional cars in uniform, ensuring parking is never an issue. Further enhancing convenience, road parking is also readily available if required.

Entered via a useful porch, the property opens into a spacious entrance hall of impressive dimensions (6.8m x 3m). This grand central hallway provides access to a ground-floor shower room, the integral garage, and the bright, dual-aspect kitchen/breakfast room. This spacious area, originally a large double garage, now serves as a delightful eat-in kitchen, enjoying an abundance of natural light. It comes complete with an integrated full-size dishwasher, a range cooker, and provides plenty of space for a dedicated utility area, accommodating a washing machine, tumble dryer, and an American fridge freezer. Direct garden access completes this practical and stylish hub. The hallway flows through to the spacious principal reception room. This expansive space boasts generous proportions for lounging, dining, and entertaining, with views and access to the garden. From here, a door leads to a further reception room, an ideal home office or children's games room. The generous ground-floor footprint also offers excellent potential to create a self-contained internal annexe.

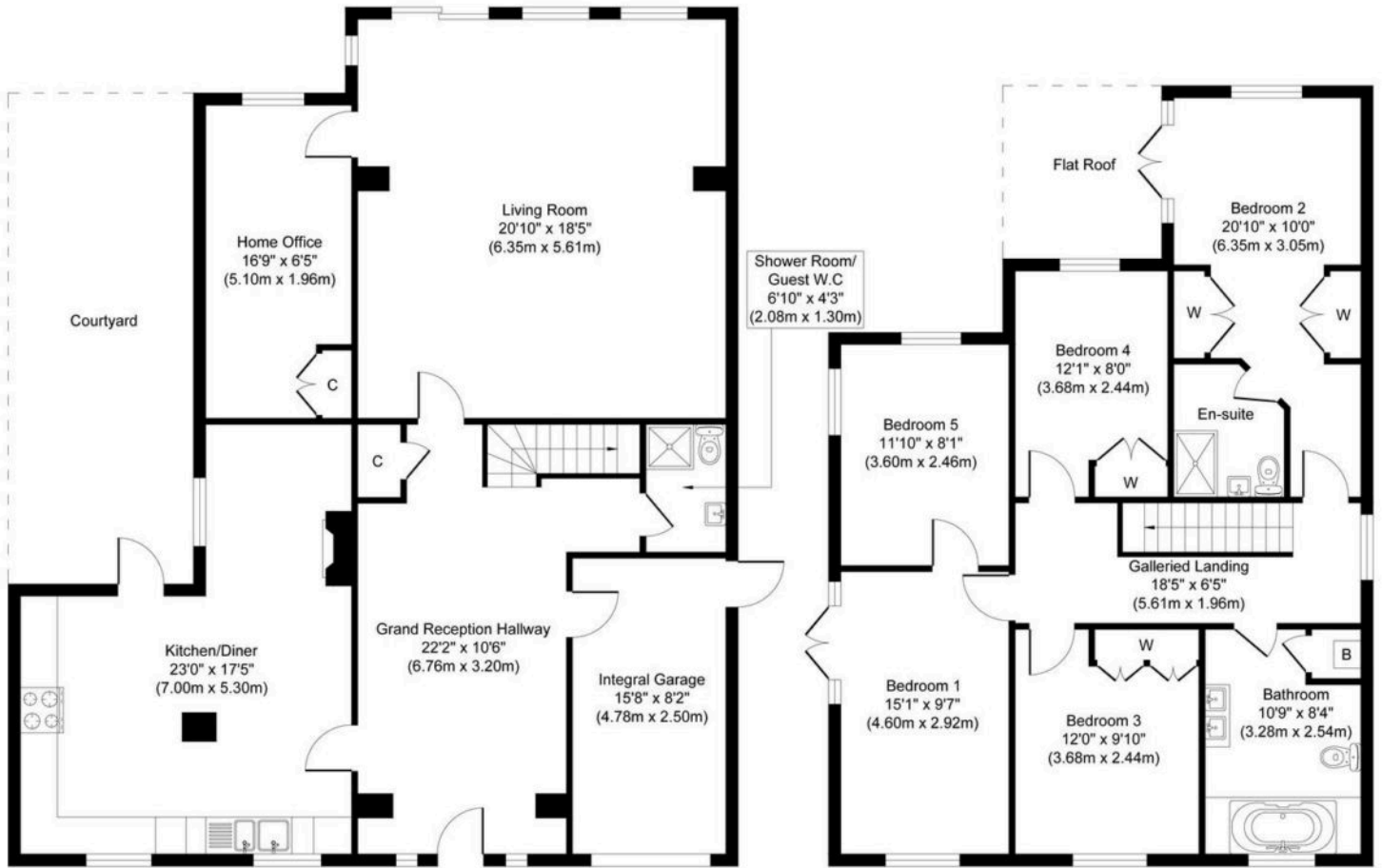
A large and impressive galleried landing leads to the first-floor accommodation. Here you'll find four generously sized double bedrooms and a luxurious family bathroom, featuring an oversized jacuzzi-style bath and a dual-sink vanity unit. The largest bedroom, Bedroom One, is dual aspect, and features the benefit of a significant adjoining dual-aspect dressing room, perfect as a nursery or a potential fifth bedroom, all enjoying sea glimpses. Bedroom

- Exceptional Value: Substantial detached home with a guide price inviting offers in excess of £550,000, representing a remarkable £250 per sq ft based on this starting price. CHAIN FREE SALE
- Commanding Frontage & Ample Parking: Set back 75ft with a long driveway and immediate drive (36ft x 20ft) providing parking for 4-5 cars, plus ample guest parking.
- Prime South Shoebury Location: Enviably positioned on Admirals Walk, moments from coastline, East Beach, and top schools.
- Generous Living Space: Flowing layout with a spacious entrance hall (6.8m x 3m), expansive principal reception room, and additional reception room (ideal as a home office or playroom).
- Versatile, Dual-Aspect Kitchen/Breakfast Room: A large eat-in kitchen, originally a double garage, offering ample dining space, abundant light, garden access.
- Four Generously Sized Double Bedrooms: Including a dual-aspect master with a dual-aspect adjoining dressing room (potential 5th bedroom/nursery), and Bedroom Two with its own dressing area.
- \* Sea Glimpses & Balcony Potential: Bedrooms 1, 2, and the master dressing room offer sea glimpses, with scope to reinstate former wrap-around or dual balconies via French doors.
- Multiple Bathrooms: Ground floor shower room, en-suite to Bedroom 2, and a luxurious family bathroom with jacuzzi-style bath.
- Private South/West Facing Garden: Low-maintenance rear garden (40ft in length x 34ft 5in in width) with excellent privacy, enjoying optimal sunlight, plus a side courtyard (29ft x 8ft 3in).
- Extensive Development Potential: Large boarded loft room with scope for a full loft conversion (STPP) boasting stunning, far-reaching sea views.









**Ground Floor**  
**Approximate Floor Area**  
 1340.86 sq. ft  
 (124.57 sq.m)

**First Floor**  
**Approximate Floor Area**  
 923.11 sq. ft  
 (85.76 sq.m)

**Approximate Gross Internal Floor Area 2263.97 sq. ft / 210.33 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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