



SEAL POINT

10 SEA VIEW PARADE

WELCOME TO SEAL POINT

A unique, innovative design was employed by the current owner when set the task of building a flood-proof house just metres from the shore and Harlow (Blackwater) Sailing Club.

He engaged the services of Richard Coutts of Baca Architects. Baca are an award winning practice that specialise in climate-resilient properties, and they took a distinctive approach with this state-of-the-art coastal property.





ENTERTAINING HAVEN

Imagine living amongst wonderful 260° panoramic views over the beautiful estuary coastline and the substantial leafy grounds...

The social hub of this versatile home is the open plan kitchen / dining room & living area. The high sloping ceiling gives a wonderful feeling of space and the superb fitted kitchen has an island unit, perfect for grabbing a quick bite or catching up at the end of a busy day.

There's a more formal dining area with space for a large dining table and a relaxed seating area with the best views of the river. It's the perfect place to relax together and will really come into its own if you're fond of entertaining.







SEA FOR YOURSELF

The house was designed and carefully positioned at an angle so that all rooms could benefit from the breathtaking views. The kitchen / living area and all four bedrooms give access to the terrace which wraps around three sides of the property, the glass balcony giving unrivalled views of the estuary.

Three of the four double bedrooms have stylish ensuite shower rooms, the fourth would be perfect as a home office or nursery.

The only room that doesn't have large sliding doors to the terrace is the luxurious bathroom. That's to spare your blushes when you're enjoying a soak in the freestanding bath.





Even with the living accommodation being on the first floor, you will have no access concerns (or worries about coming back with fully laden shopping bags). There's a lift from the ground floor to the first floor, as well as the feature staircase.

As you'd expect from an architect-designed property; every last detail has been considered. The exterior render is silicone-based, a material chosen for its waterproofing properties. The roof tiles are solar slates that include electricity-generating photovoltaics.

There's also an air-source heat pump that supplies hot water and heats the underfloor heating throughout the first floor living area.



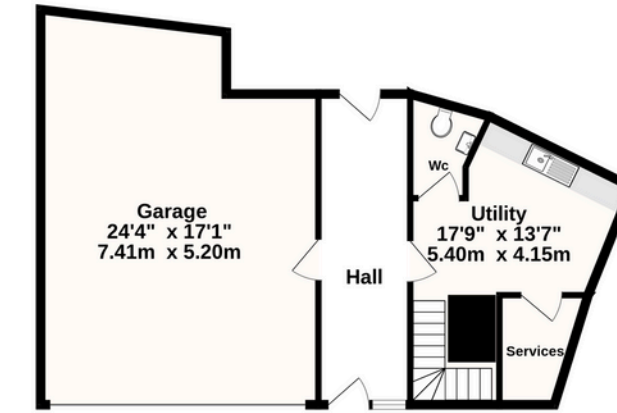
THE LOCATION

Seal Point sits on a substantial 3.5 acre plot with a sweeping gated driveway, large open gardens and even a couple of ponds. The protective bund wall creates an inner, more private walled garden.

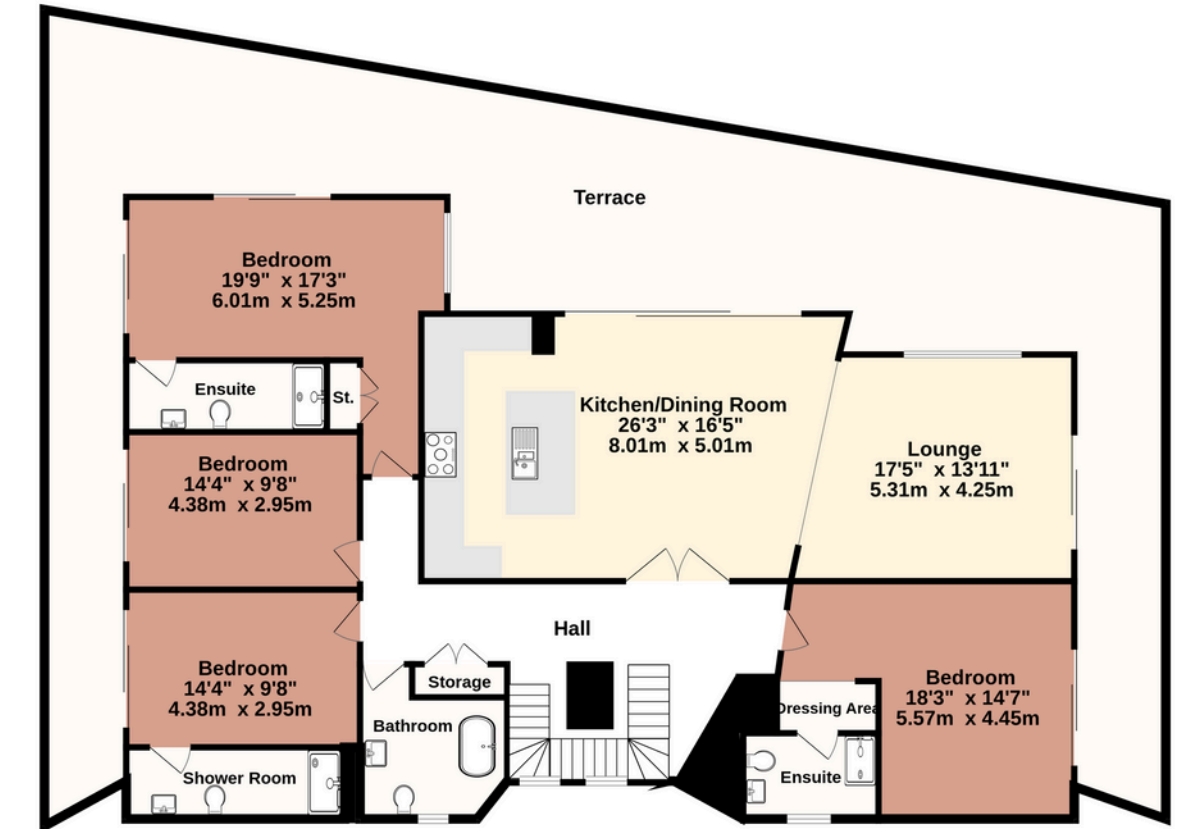
There's so much space to enjoy and it's so close to the waterline you can even hear the waves lapping against the shore.

You appreciate the space or you may think that it's a shame to keep it all to yourselves. There is scope to add another flood-proof property on the substantial site, subject to planning permission of course. If you were to explore this the new property would sit further inland, so wouldn't spoil your breathtaking views.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 3645 sq.ft. (338.7 sq.m.) approx.
 Illustration for identification purposes only. Measurements are approximate, not to scale.
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