

Paul Mason Associates



Sea View Promenade, St. Lawrence, CM0 7NE

Guide price £625,000

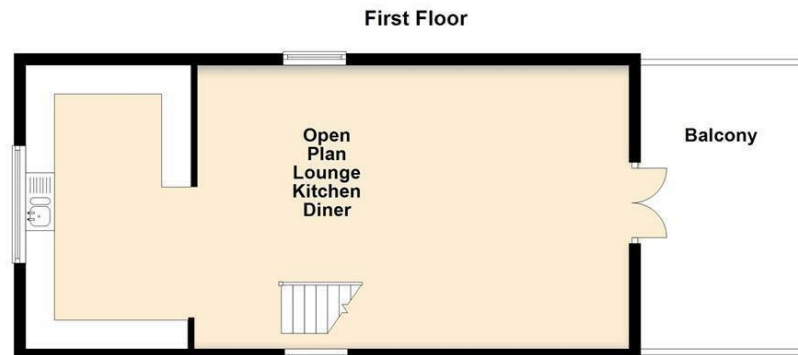
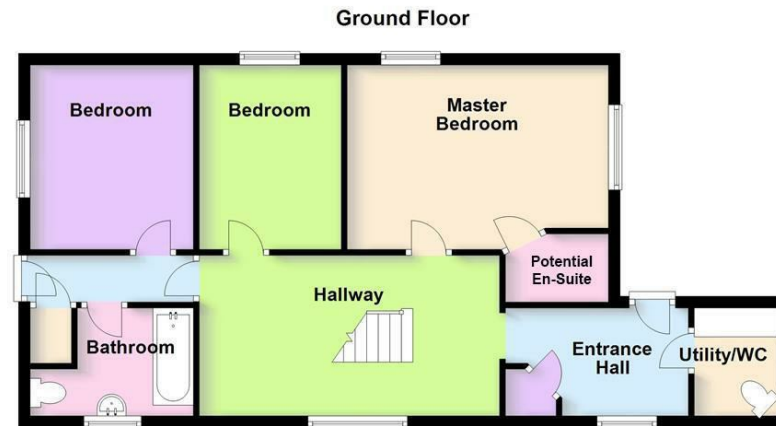
- No Onward Chain
- Views Over The River Blackwater
- Detached Family Home
- Impressive Open Plan Accommodation
- Three Double Bedrooms
- Fitted Family Bathroom
- Triple Garage/ Workshop
- Off Road Parking For Numerous Vehicles
- Desirable Turning
- EPC - TBC

**VIEWS OVER THE RIVER BLACKWATER.** This impressive spacious three bedroom detached property is located in a pleasant private no through road. The village of St Lawrence is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, with two public houses within the village, water sports club, shop and post office.

The accommodation comprises an entrance porch, entrance hallway and a large hallway leading to three double bedrooms, fitted family bathroom and, inner hallway with access to the rear garden. To the first floor which is open plan, boasts a spacious fitted and high spec kitchen area, dining space and a lounge area with access to large balcony to front offering stunning river views.

Externally the property is set back from the road with a large shingle driveway offering parking for numerous vehicles and access to the triple garage/workshop, remainder is laid to lawn at the front parcel. To the rear, the garden commences a large concrete patio with hedge borders area with access to the single garage. The property has huge potential to extend to side & rear of the property for additional bedrooms/snug room subject to planning permission.

Viewings come highly recommend to fully appreciate the size and quality of the property on offer..



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>67</b>		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

### Agent Note

All year access to the beach and a private boating ramp, which has limited use to residence of Sea View Promenade.

### Distances

Ormiston Rivers Academy - 7.9 miles  
Southminster Railway Station - 6.0 miles  
Burnham-on-Crouch - 8.5 miles  
Maldon Town Centre - 13.1 miles  
Southend (London) Airport - 26.4 miles

All mileages are approximate.

### Accommodation

#### GROUND FLOOR

##### Entrance Porch ( Open )

Inset spotlights. Outside shower. Paved Patio steps leading to entrance door.

##### Entrance Hallway

3m x 1.8m (9'10" x 5'10" )  
Double glazed entrance door to side. Double glazed window to side. Coved ceiling. Storage cupboard. Tiled flooring.

##### Cloakroom/Utility Room

1.8m x 1.5m (5'10" x 4'11" )  
Double glazed window to front. Coved ceiling. White units fitted to eye and base level. Stone effect work surfaces. Sink. Tiled splash-backs. Space for washing machine and tumble dryer. Low level w/c. Chrome heated towel rail.

##### Hallway

5m x 2.6m (16'4" x 8'6" )  
Double glazed window to side.

Coved ceiling. Solid oak staircase with glass screen leading to first floor. Karndean flooring. Electric radiator. Doors leading to :-

##### Bedroom One

4.4m x 3.1m (14'5" x 10'2" )  
Double glazed window over looking the River Blackwater. Double glazed window to side. Coved ceiling. Electric Radiator. Access to a large walk in wardrobe with measurements suggesting potential for a three piece en-suite.

##### Bedroom Three

3.1m x 2.4m (10'2" x 7'10" )  
Double glazed window to side. Coved ceiling. Karndean flooring. Electric radiator.

##### Inner Hallway

Part glazed door leading to rear garden. Coved ceiling. Airing cupboard. Karndean flooring. Doors leading to :-

##### Bedroom Two

3.1m x 3m (10'2" x 9'10" )  
Double glazed window to rear. Coved ceiling. Electric Radiator.

##### Family Bathroom

Obscure double glazed window to side. Three piece suite comprising panelled bath with shower attachments, wash hand basin and low level WC. Coved ceiling. Tiled walls. Tiled flooring. Heated towel rail.

#### FIRST FLOOR

##### Open Plan Lounge/Kitchen/Diner

10.6m x 4.8m (34'9" x 15'8" )  
Velux windows to sides. Double glazed window to rear. Double

glazed French doors leading to balcony with spectacular views over the River Blackwater. Access to a large loft hatch, fully boarded with the potential to convert into additional room. Bio oil fireplace. Oak staircase leading to ground floor. Eves storage cupboards. Karndean flooring.

Kitchen Area: Fitted modern black units fitted to eye and base level with solid oak work surfaces. Inset sink with drainer. Oak splash-backs. Integrated dishwasher. Space for range-style cooker, American fridge-freezer. Karndean flooring.

#### EXTERIOR

##### Frontage

Shingle driveway providing off road parking for numerous vehicles. Remainder laid to lawn. Outside lighting. Access to triple garage. Side access to rear garden.

##### Workshop

4.8m x 2.6m (15'8" x 8'6" )  
Pedestrian door to side leading to frontage. Double glazed window to rear. Power and lighting connected. Door leading to :-

##### Triple Garage

6.7m x 4.7m (21'11" x 15'5" )  
Electric roller door. Power and lighting connect. Mains water connected.

##### Rear Garden

Commencing concrete patio. Access to frontage via side gate. Fenced to boundaries. Outside lighting.

### Single Garage

Up & Over door.

### Property Services

Gas - N/A  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Sewage - Mains  
Heating - Electric Heating  
Local Authority - Maldon TAX BAND C

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### SELLERS NOTES

The triple garage at the front of the property has been constructed to standard regulations. Subject to planning, there is potential for the garage to be either partially or fully turned into a fully independent annexe accommodation. There is also a connection to the main sewer system from inside the property.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

