

Paul Mason Associates



Sea View Promenade, St. Lawrence, CM0 7NE

Guide price £650,000



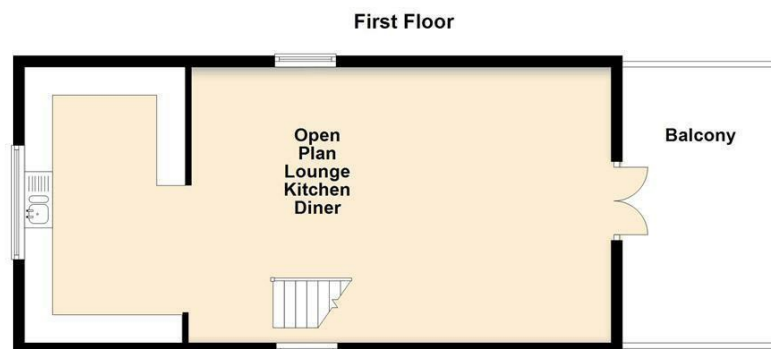
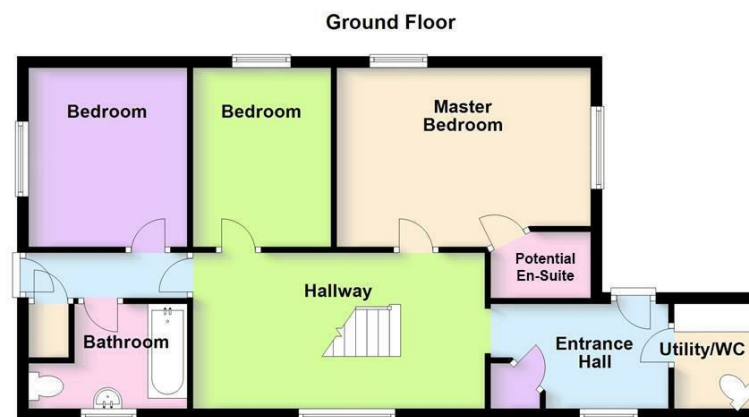
- No Onward Chain
- Views Over The River Blackwater
- Detached Family Home
- Impressive Open Plan Accommodation
- Three Double Bedrooms
- Fitted Family Bathroom
- Triple Garage/ Workshop
- Off Road Parking For Numerous Vehicles
- Desirable Turning
- EPC - TBC

GUIDE PRICE £650,000-£675,000....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.

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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	67		
	19		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

### 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 Graden

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

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.





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