



Saltcote Maltings, Heybridge , CM9 4QP  
Guide price £430,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Saltcote Maltings is a private gated development with the original 19th Century Maltings at its center where Barley would have been transported by water, hence its close proximity to the Blackwater Estuary.

The building has since been converted into unique townhouses. The property is three storey's with a magnificent roof light window, where natural light floods down through the open gallery area, which include two internal balconies down to the ground floor dining room. The Open plan white kitchen with island unit opens into the lounge.

The versatile four bedroom accommodation is both modern and stylish, ideal for either a primary or secondary home by the sea, offering the ease of a 'lock and leave' property with a small outdoor decked area for seating and most useful basement room (with low height ceiling) serving as an excellent storage area. There is easy access to river walks and access to Heybridge Basin with traditional pubs and tea rooms via the coded access gate. Two parking spaces in front of the property. Energy Performance Certificate C. Council Tax Band F.



## Second Floor

### Bedroom 19'6 x 10'8 (5.94m x 3.25m)

Two double glazed Velux style windows with partial river views, radiator, laminate flooring. Wardrobes to one wall.

### Bedroom 10'5 x 6'5 (3.18m x 1.96m)

Radiator, double doors to internal balcony/seating area. Vaulted ceiling with roof lantern.

### Bathroom 8' x 6'1 (2.44m x 1.85m)

This impressive bathroom offers a three piece white suite comprising wc, wash hand basin with cabinet under and jacuzzi bath with rainfall shower head and adjustable head. Sail shaped glass shower screen. Tiled to floor and walls.

## First Floor

### Landing

Stairs to first floor.

### Main Bedroom 19'6 x 10'8 (5.94m x 3.25m)

Pvc double glazed windows with partial river views, radiator, laminate flooring. Two double wardrobes to one wall. Double doors to internal balcony/study area with vaulted ceiling. Door to en suite

### En Suite 8'1 x 6' (2.46m x 1.83m)

Three piece suite comprising of wc, wash hand basin with drawers under and walk in shower cubicle with rainfall shower head and adjustable shower head. Tiled to floor.

### Bedroom 10'5 x 6'5 (3.18m x 1.96m)

Pvc double glazed window, radiator, laminate flooring. Storage cupboard.

### Landing

Doors to Master Suite and Bedroom 4 and stairs down to ground floor

## Ground Floor

### Entrance Hall

Part glazed entrance door, laminate flooring and doors to

### Cloakroom

Two piece suite comprising of wc and wash hand basin, wood effect flooring.

### Open Plan Kitchen/Lounge 22' x 19'6 max (6.71m x 5.94m max)

This impressive area offers a lounge which opens into the kitchen area which offers a selection of white cabinets with integrated white goods including washing machine, fridge/freezer and dishwasher. There is also an oven and microwave set into cabinets to one wall. Island unit with drawers and induction hob with extractor fan and breakfast bar to one end. Sink set into quartz style work surfaces. Opens to lounge and glass pocket doors into the dining room.

### Dining Room 10'3 x 9'3 (3.12m x 2.82m)

Wood effect flooring, wood effect flooring and vaulted ceiling to roof.

### Basement 21'7 x 19'10 (6.58m x 6.05m)

Large storage area with reduced head height. Wall mounted boiler.

### Exterior

Small decked seating area and parking for two vehicles.

### Area Description

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River

Blackwater which was first used in 1793. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs.

Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

### Agents Note

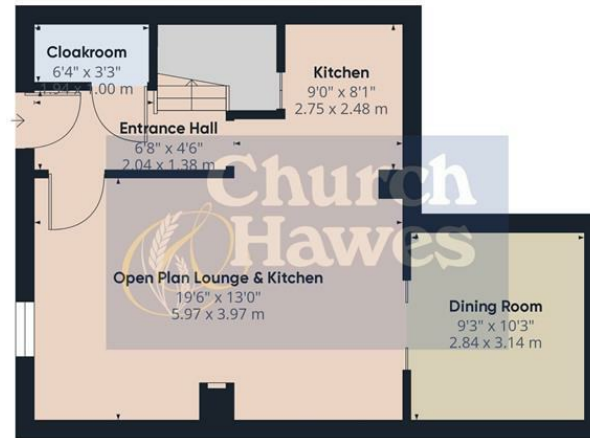
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



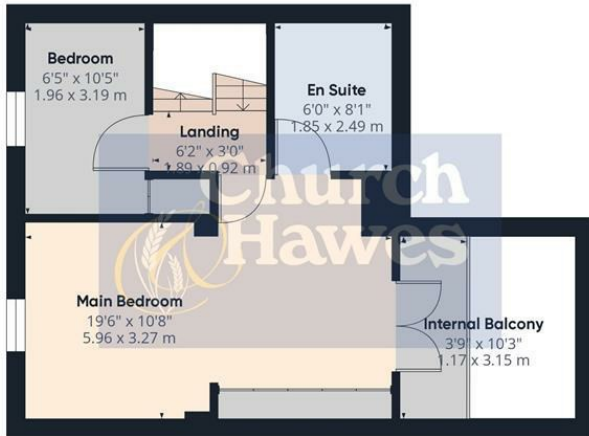




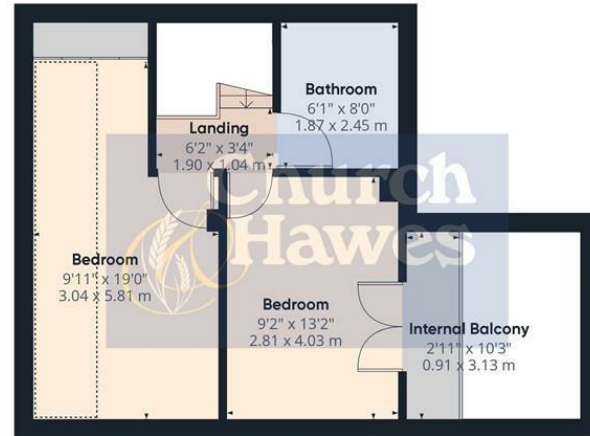
Floor 0



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

1885.44 ft<sup>2</sup>

175.16 m<sup>2</sup>

**Reduced headroom**

63.96 ft<sup>2</sup>

5.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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