



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

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

The versatile four bedroom accommodation is both modern and stylish and is situated within this private gated development within easy walking distance of the River Blackwater and the popular riverside village of HEYBRIDGE BASIN. The original 19th Century Maltings is at the 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 set within this beautiful location. 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 kitchen with breakfast bar opens into the lounge with BI FOLD doors to the dining room.

Ideal for either a primary or secondary home by the sea, offering the ease of a 'lock and leave' property with a 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 19'3 x 10' (5.87m x 3.05m)

Two Velux windows, radiator and wardrobes to one wall.

Bedroom 12'8 x 9' (3.86m x 2.74m)

Double glazed window, radiator, loft access. Sliding doors to internal balcony/seating area. Vaulted ceiling with roof lantern.

Bathroom

Three piece white suite comprising of wc, wash hand basin with vanity cabinet under and mixer tap, bath with shower attachment. Tiled to floor and walls. Chrome style ladder radiator.

Landing

Stairs to ground floor.

Main Bedroom 19' x 11'3 (5.79m x 3.43m)

Double glazed window with partial river views. radiator. Two double wardrobes to one wall. Sliding door to internal balcony study area with vaulted ceiling. Door to en suite.

En Suite

Three piece white suite comprising of wc, wash hand basin with mixer tap and drawers under. Walk in shower with shower screen and shower system. Chrome style vertical radiator.

Bedroom 10'6 x 6'0 (3.20m x 1.83m)

Double glazed window with partial views, radiator.

Landing

Stairs to second and ground floors.

Entrance Hall

Wood effect flooring, door to cloakroom and through to Kitchen/Living area.

Cloakroom

Double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

Kitchen/Living Area 21'9 x 10'0 (6.63m x 3.05m)

This impressive space offers a good size lounge which opens into the kitchen area which offers a selection of white cabinets with integrated dish washer, fridge and microwave. Bosch oven and hob with extractor fan. Built in wall cabinets to one wall. Breakfast bar for three persons. Sink set into work surfaces. Sliding doors into dining room.

Basement Storage Area 21'4 x 20'0 (6.50m x 6.10m)

Wall mounted boiler, ample storage area (restricted head height)

Exterior

Stairs leading to entrance door and door to basement. Two Parking Spaces in front of the property.

Area Description

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 themselves 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.

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