



East End Road, Bradwell-on-Sea , Essex CM0 7PT
Price £340,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Guide Price £340,000 - £350,000 Located in the heart of the charming and ever-popular coastal village of Bradwell-on-Sea, this deceptively spacious and beautifully presented four-bedroom semi-detached family home offers an impressive balance of well-planned internal accommodation and practical external space. Recently improved and meticulously maintained by the current owners, this property is a true turn-key opportunity ideal for families, professionals, or those seeking a semi-rural lifestyle with coastal charm.

Bradwell-on-Sea is a picturesque village known for its coastal walks, historic church, sailing opportunities, and peaceful surroundings. Local amenities include a convenience store, pub, post office, and primary school, with more extensive facilities available in the nearby towns of Burnham-on-Crouch and Southminster. Southminster railway station offers services in to London Liverpool Street, making it a viable option for commuters seeking tranquillity outside the city. Energy Rating E.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, access to loft space, airing cupboard housing hot water cylinder, doors to:-

BEDROOM ONE: 9'4 x 9'4 (2.84m x 2.84m)

Double glazed window to rear, radiator.

BEDROOM TWO: 9'4 x 8'11 (2.84m x 2.72m)

Double glazed window to rear, radiator.

BEDROOM THREE: 8'6 x 8'3 (2.59m x 2.51m)

Double glazed window to front, radiator.

BEDROOM FOUR: 9'4 x 7'5 > 6'5 (2.84m x 2.26m > 1.96m)

Double glazed window to front, radiator, built in wardrobe.

SHOWER ROOM:

Obscure double glazed window to side, radiator, three piece white suite comprising fully tiled walk in shower with glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to side, radiator, staircase to first floor, wood effect floor, doors to:-

CLOAKROOM:

Obscure double glazed window to side, radiator, two piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below and splash back.

LIVING ROOM: 12'10 x 12'6 (3.91m x 3.81m)

Double glazed window to rear, radiator, under stairs recess, large media unit built across span of one wall with a variety of storage units and drawers.

LOBBY/BOOT ROOM: 9'2 x 5'4 (2.79m x 1.63m)

Double glazed entrance door to rear, radiator, roll edge work surfaces with space below for storage units.

KITCHEN/DINER: 18'6 x 9'1 (5.64m x 2.77m)

Double glazed window to front, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer ceramic sink unit, space for cooker, fridge/freezer, washing machine and dishwasher, part tiled walls, further built in storage cupboard, door to:-

OFFICE: 13'5 x 8' (4.09m x 2.44m)

Wood effect floor, wall mounted storage units.

EXTERIOR:

REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is mainly laid to lawn with a raised bed to side boundary and access to two timber built outbuildings, one of which has previously been utilised as a bar and the other a conventional garden shed, external cold water tap, recently installed oil storage tank, side access path and gate leading to:-

FRONTAGE:

Extensive off road parking for multiple vehicles on offer via a driveway which is part shingled and part paved and provides access to:-

GARAGE:

Suitable for storage of motorbike, part of original garage was converted and now forms the office, up and over door to front, power and light connected.

BRADWELL-ON-SEA:

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points

ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band C.

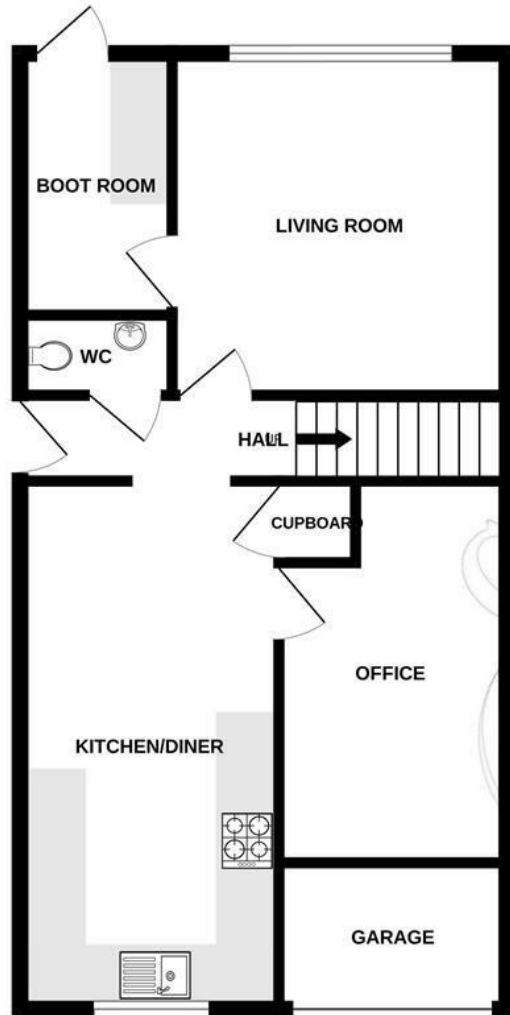
AGENTS NOTES:

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.

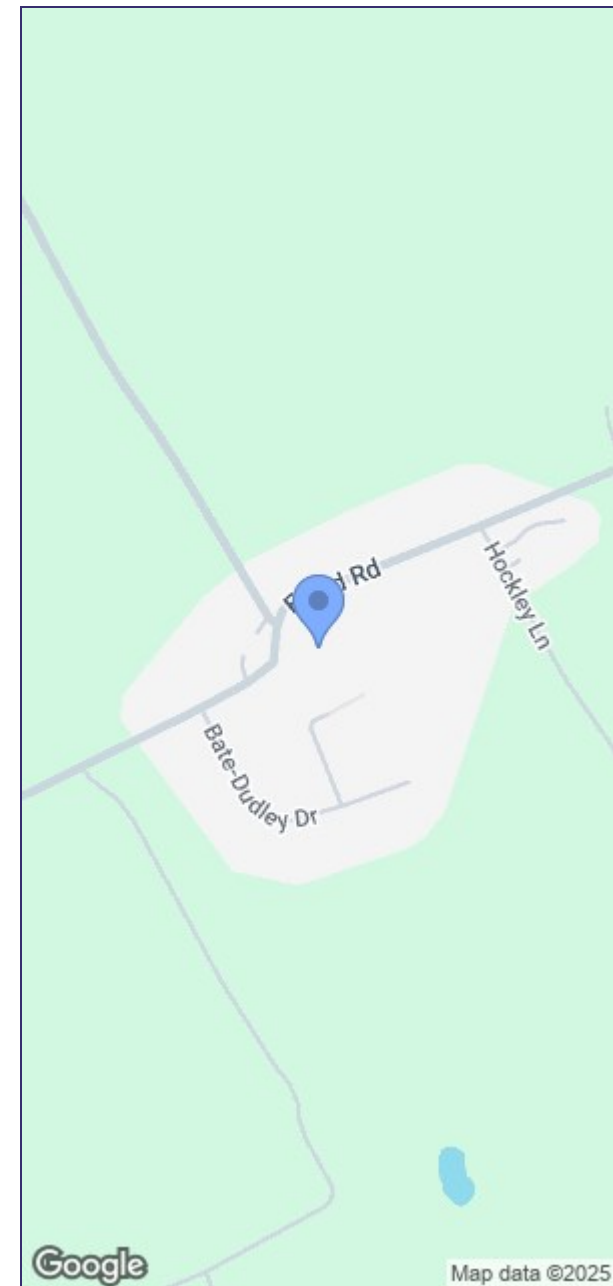
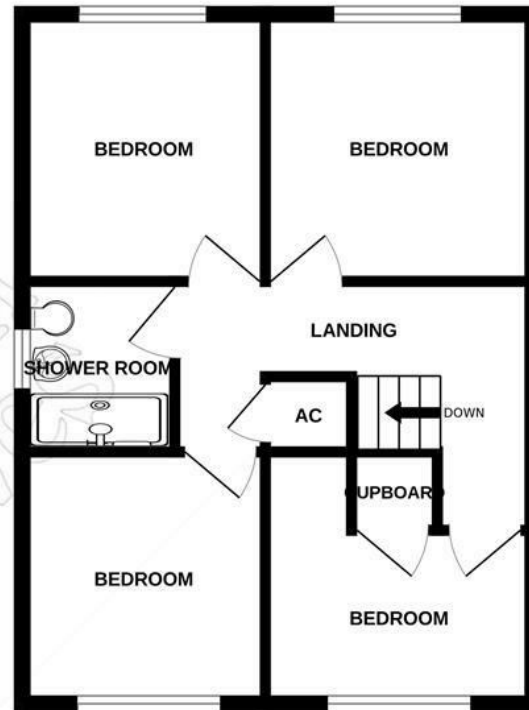




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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