



Seaway, Southminster CM0 7ND
£399,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in the river fronted village of St Lawrence Bay, well known for its sailing and water sports, as well as its rural and coastal walks.

The village has two public houses/restaurants, a convenience store, village hall and recreational area.

Offered with NO ONWARD CHAIN, this three bedroom detached chalet style property offers a deceptively spacious amount of accommodation despite its modest first appearance.

The ground floor comprises a good sized entrance hallway, shower room/w/c, large lounge and dining area, kitchen, spacious summer room and a good-sized ground-floor bedroom.

The first floor has two further double bedrooms with fitted wardrobes and a family bathroom.

Externally, the south-west-facing garden will be ideal for those hot summer days and, to the side, there is a driveway extending to the front through double gates, along with a detached garage.

Entrance hallway

Double glazed entrance door and side screen window to the hallway, under stairs storage cupboard, radiator and stairs to the first floor.

G/F shower room/w/c

Walk in shower cubicle, close coupled w/c, hand wash basin, chrome heated towel rail. Floor mounted boiler for hot water and heating (not tested) expel air and a double glazed window to the side.

Kitchen

11'3 x 9'7

The kitchen is a good size with a range of country style oak fronted eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset sink, integrated dish washer, washing machine and freezer, built in oven and an inset electric hob with above extractor, space for fridge. Tiled walls, down lighting and a double glazed window and door to the rear.

Large lounge and dining area

22'4 x 16'1 reducing in dining area to 9'8

This is a very spacious room with the option to create an open plan layout and make even larger, into the summer room. The lounge has a brick built fireplace with cast iron wood burner, television point, radiator and double glazed patio doors to the summer room. The dining area offers plenty of space for a family table and chairs, double glazed window to the front and radiator.

Summer room

14'8 x 9'6

Double glazed with part fitted blinds, sun reflective roof, television point, radiator and tiled flooring.

G/F bedroom three

9'9 x 9'6

A double room, whether a third bedroom or a reception room of your choice. Double glazed window to the front and radiator.

Landing

Velux ceiling window.

Bedroom one

12'6 x 9'8

The remaining two first floor bedrooms are good size double rooms, this one has a range of fitted wardrobes (additional eaves storage behind) to one wall. Double glazed window to the front and radiator with decorative cover.

Bedroom two

11'2 x 9'8

Another double room with fitted wardrobes to one wall, radiator with decorative cover and a double glazed window to the side and a velux ceiling window.

Family bathroom

Panelled bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin and expel air. Tiled walls and flooring, radiator and a double glazed window to the rear.

South west facing rear garden

If you enjoy the sunshine, then this south west facing garden should hit the spot, a mixture of planted well stocked borders and pathways and an ornamental pond. Water tap, courtesy door to the garage and the drive way extending down the side of the

property to the front which also has double wrought iron gates.

Garage

The garage has double opening front doors.

Front garden

The front garden has ranch rail and wrought iron gates to the front, laid mainly to gravel blending into the drive with established planting.



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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