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Sales & Lettings Agents

For Sale



Sea View Promenade, Southminster

This superb three bedroom link detached waterside home has been, in our opinion, thoughtfully and very tastefully modernised throughout by its current owners. Whilst internally the property is exceptionally well presented, the main feature is almost certainly the stunning panoramic views over the Blackwater Estuary towards Goldhanger, Tollesbury and West Mersea, predominantly enjoyed by the property's first floor living space and roof terrace. To the rear of Tideways is an established and largely private lawned garden, whilst to the front there is ample off street parking for numerous vehicles. Lawned gardens, again make the most of those waterside views. Viewing is strongly advised.



3 Bedroom(s)



2 Reception(s)



2 Bathroom(s)



Double glazed entrance door to

RECEPTION HALL

An impressive space laying open to the kitchen / dining area, stairs rising to first floor, radiator, two square arches lead through to

KITCHEN / DINING ROOM 7.52m (24'8) x 4.75m (15'7)

Once again an impressive space with the kitchen area fitted with a comprehensive range of cream fronted wall and base level units, integrated appliances, large window overlooking the property's front garden. The kitchen area widens to accommodate a good size dining space, whilst central to the kitchen is a raised island allowing for a further seating area and more storage.

GROUND FLOOR SHOWER ROOM

Modern suite comprising step-in wet room style shower, modern w.c with full and half flush, separate wash hand basin with mixer tap, obscure double glazed window to side, fully tiled walls and floor.

BEDROOM TWO 3.53m (11'7) x 2.77m (9'1)

Coving to ceiling, double glazed window to rear overlooking the garden, mirror fronted wardrobes to one wall, radiator.

BEDROOM THREE 2.77m (9'1) x 2.41m (7'11)

Currently used as a home office / music room with double glazed window to rear, radiator.

FIRST FLOOR LANDING

Access to

LOUNGE 6.1m (20') x 4.93m (16'2)

Offering spectacular views over Blackwater Estuary and giving direct access onto a wonderful roof terrace with ample space for outside seating. Bathed in light, the living room is a particular feature of the property.

BEDROOM ONE 3.56m (11'8) x 2.69m (8'10)

Fitted wardrobes and bridging units to one wall, further triple wardrobe to second wall, large double glazed window overlooking the rear garden.

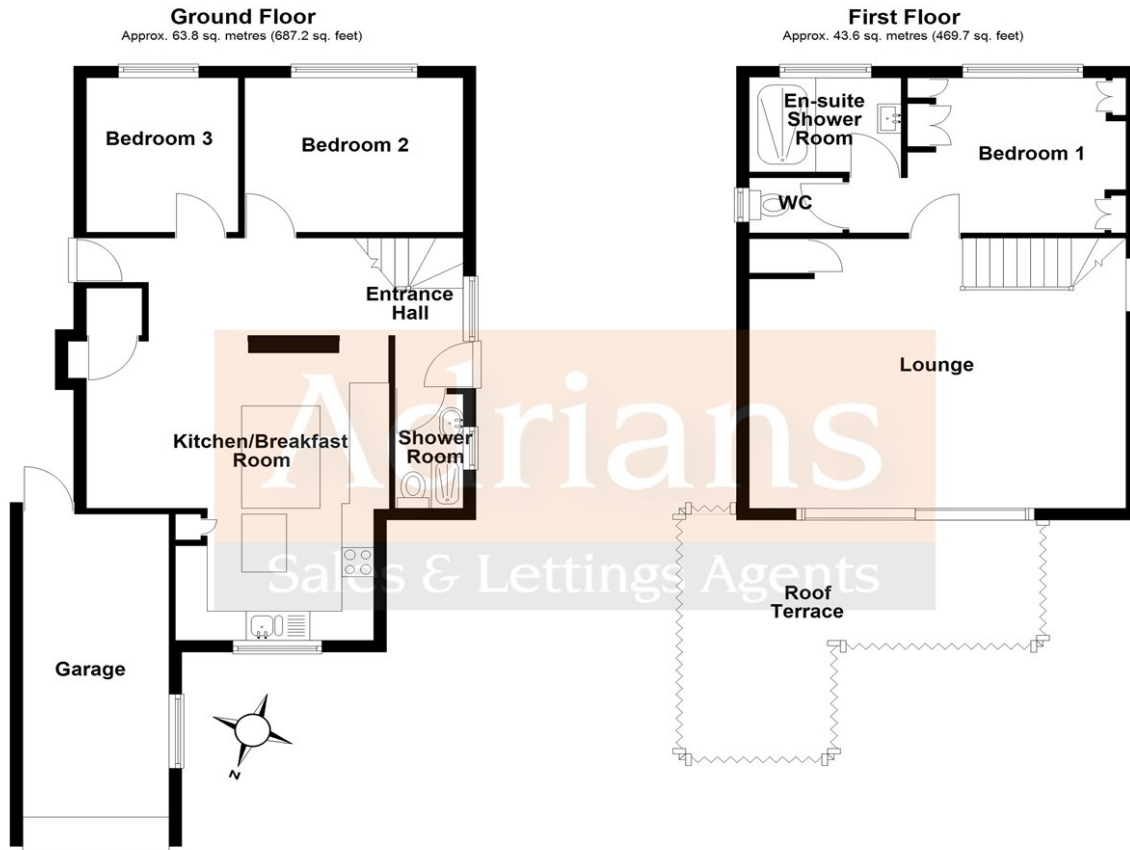
EN-SUITE

Inset spot lights, large walk-in shower unit with tiled surround, suspended wash hand basin with mirror and light over. Offers a modern feel whilst separate to the en-suite yet adjoining is the w.c with an obscure double glazed window to side, modern w.c with hidden cistern and full and half flush, tiling to walls and floor.

OUTSIDE

As mentioned already, the property enjoys gardens to both the front and rear. The rear garden is mostly laid to lawn and hedged to boundaries, offering in our opinion a very private aspect. There is a covered seating area immediately from the house, whilst to the far end of the garden is a timber shed and a further seating area with raised deck. The front garden is split into two, the main initial part of the garden allowing for off street parking for 2-3 vehicles leading to an integral garage. The second part of the garden offers further gravelled parking for another 2-3 vehicles, whilst the remainder is once again laid to lawn. A short flight of steps lead up directly onto the sea wall allowing panoramic views over the Blackwater Estuary.

St Lawrence is a riverside village which itself enjoys local amenities such as a general store, restaurant, two public houses and of course an array of sailing and fishing activities. St Lawrence is within reachable driving distance of the larger towns of Burnham On Crouch, Maldon and South Woodham Ferrers.



Total area: approx. 107.5 sq. metres (1156.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: D
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.

ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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