



**Church  
Hawes**  
[churchandhawes.com](http://churchandhawes.com)

**Beachy Drive, St Lawrence , Essex CM0 7NB**  
**Price £250,000**

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

## NO ONWARD CHAIN – CASH BUYERS ONLY

Set on an impressive plot measuring approximately 208 ft in length, this detached bungalow is ideally positioned within a quiet and highly sought-after turning, just a short walk from the scenic banks of the River Blackwater—perfect for sailing enthusiasts and those who enjoy peaceful coastal walks.

While the property does require modernisation throughout, it offers exceptional potential for buyers looking to create a bespoke home in a desirable location.

The accommodation currently comprises: Two double bedrooms, A living room, Kitchen and Shower room.

Externally, the bungalow is set well back from the road, providing an extensive frontage with ample off-road parking and a garage to the side. To the rear, the property benefits from further generous garden space.

This is a rare opportunity to acquire a property with significant scope in a prime setting. Viewing is highly recommended to fully appreciate both the location and the potential on offer. Energy Rating TBC.



### **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.

### **Money Laundering Regulations & Referrals**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

### **Village of St Lawrence**

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services

into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.



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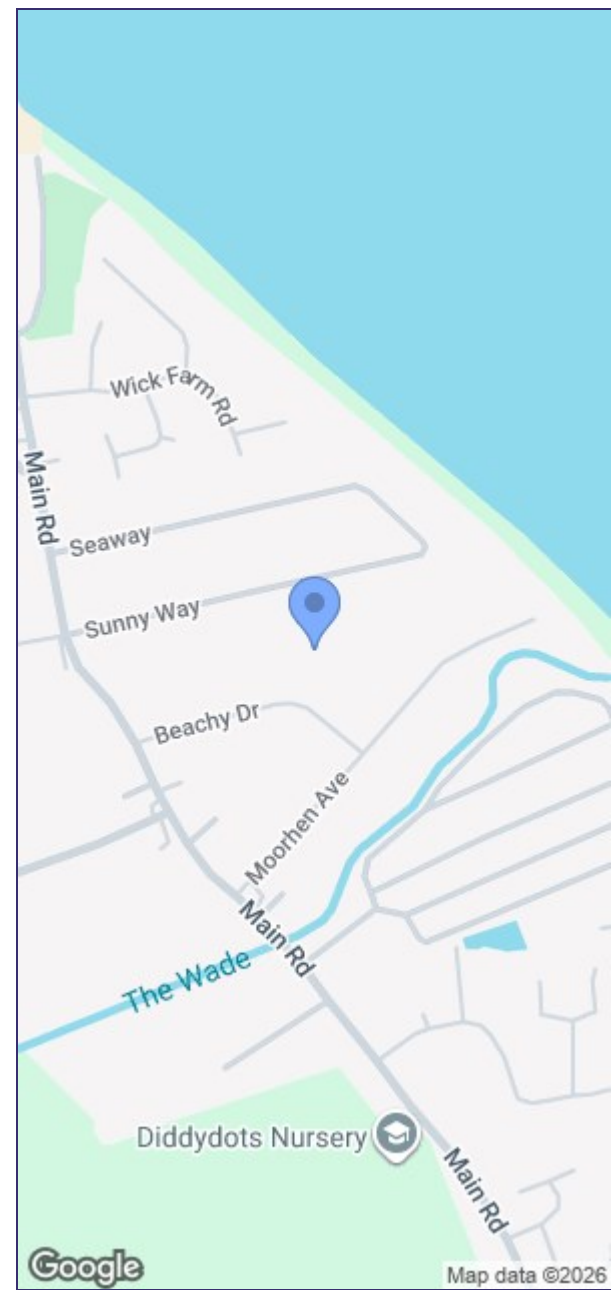


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