



Sea View Promenade, St. Lawrence , Essex CM0 7NE  
Price £740,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Stunningly positioned overlooking the Blackwater Estuary with panoramic waterside views, is this superb detached family residence offering extensive living accommodation throughout comprising four/five generously sized and well proportioned bedrooms, the largest of which is complimented by an en-suite and dressing area. The remaining bedrooms, which are spread over both the ground and first floors, are served by a further en-suite shower room and main family bathroom. Additional living accommodation comprises an inviting entrance porch leading through into a stunning reception hall with access to an impressive kitchen with an array of integrated appliances.

A staircase rises to the first floor where you are greeted by the majority of the open plan living accommodation comprising a dual aspect living room with access either end onto balconies which provide the aforementioned coastal views.

Externally, the property enjoys a wonderful, low maintenance, landscaped rear garden with a variety of seating areas and feature pond as well as an array of mature trees and hedging offering both seclusion and privacy.

An aesthetically pleasing frontage offers a substantial block paved driveway suitable for several vehicles with the added bonus of further parking opposite. The driveway leads down to the basement where a garage is located beneath the property.

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant. 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 boating enthusiast there is a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland.



## ACCOMMODATION COMPRISES:

### FIRST FLOOR:

#### LIVING AREA: 19'7 x 15'7 (5.97m x 4.75m )

Stunning dual aspect room with Roof Terrace & Balcony access.

#### SITTING ROOM: 16'6 x 12'11 (5.03m x 3.94m )

#### BEDROOM SUITE:

Bedroom 12'11 x 11'11 with separate Dressing Area & En-Suite Shower Room

#### BEDROOM: 13' x 8'4 (3.96m x 2.54m )

### GROUND FLOOR:

#### RECEPTION HALLWAY: 16' x 12'11 (4.88m x 3.94m)

#### KITCHEN: 12'11 x 10'2 (3.94m x 3.10m )

#### BEDROOM: 12'11 x 10'9 (3.94m x 3.28m )

#### EN-SUITE:

#### RECEPTION/BEDROOM: 13'2 x 10'9 (4.01m x 3.28m )

#### RECEPTION/BEDROOM: 13' x 8'4 (3.96m x 2.54m)

#### FAMILY BATHROOM:

#### EXTERIOR:

The property enjoys a wonderful, low maintenance, landscaped rear garden with a variety of seating areas and feature pond as well as an array of mature trees and hedging offering both seclusion and privacy. The frontage offers a substantial block paved driveway providing parking for several vehicles with the added bonus of further parking opposite. The driveway leads down to the basement where a garage is located beneath the property.

#### TENURE & COUNCIL TAX BAND:

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

#### 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.

#### AGENTS NOTE:

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 & 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.









