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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 1 South Street, Bradwell-on-Sea, CM0 7QJ Price £225,000

Charming one bedroom cottage located in the heart of the picturesque waterside village of Bradwell on Sea. The property offers many fine period features including red brick fireplace, box sash windows, cottage style private walled garden and exposed wooden flooring. The accommodation includes one bedroom with built in wardrobes, fitted bathroom and landing with study area, whilst the ground floor offers a living/dining room, country kitchen with under stair utility space. Externally there is the aforementioned private courtyard style garden and a shared courtyard to the front with storage shed and laundry room. EPC: E.



**FIRST FLOOR:**

**LANDING:**

Window to front, cupboard housing boiler, stairs to ground floor, doors to:

**BEDROOM:**

Sash window to rear, radiator, two built in wardrobes, feature fireplace, wooden floorboards.

**BATHROOM:**

Obscure glazed window to front, 4 piece suite comprising panelled bath with mixer taps, tiled shower cubicle, pedestal wash hand basin and close coupled wc, part tiled walls, wooden floorboards.

**GROUND FLOOR:**

**KITCHEN: 12'2 x 6' (3.71m x 1.83m)**

Window and part glazed entrance door from rear courtyard, range of fitted wall and base mounted storage units, drawers and display cabinets, laminate work surfaces with inset sink/drainage unit, decorative brick flooring, stairs to first floor with storage below, door to:

**LIVING ROOM: 14'6 >13' x 11'9 (4.42m >3.96m x 3.58m)**

Window and part glazed door to rear garden, radiator, full height brick built chimney breast with inset burner, fitted cupboards with shelving over to both recesses, solid wood flooring.

**EXTERIOR:**

**REAR GARDEN:**

A low maintenance rear garden with brick patio seating area, artificial lawn and planting to borders.

**COURTYARD:**

Shared courtyard area with storage shed containing oil tank, further outside laundry area with power and light connected

**TENURE & COUNCIL TAX BAND:**

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

**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.

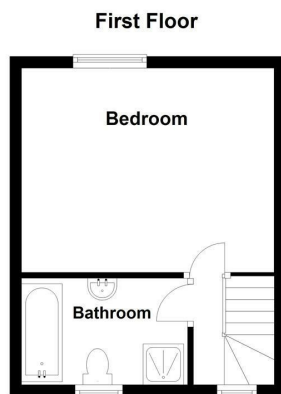
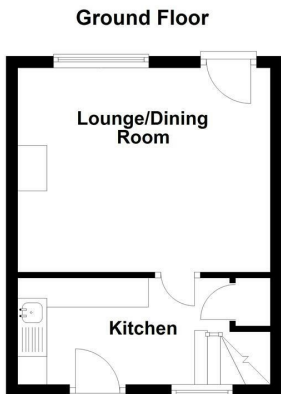
**AGENTS NOTE:**

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.



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