

Sea View Promenade, St Lawrence , CM0 7NE
Price £700,000

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

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This three-bedroom detached home enjoys a truly enviable position on the banks of the Blackwater Estuary, offering breathtaking views and an exceptional waterside lifestyle. Perfect for those who appreciate the outdoors, the location provides access to scenic coastal walks, licensed moorings, nearby sailing clubs, and even a charming local pub just moments away.
The property presents excellent potential for both side and rear extensions (subject to planning), making it an ideal opportunity to create a bespoke family home.
Internally, the accommodation is thoughtfully arranged in an “upside-down” layout to maximise the stunning surroundings. The first floor hosts the main living spaces, where the living room, kitchen, and principal bedroom all enjoy panoramic estuary views. A spacious balcony extends from this level, providing the perfect setting for alfresco dining and entertaining while taking in the tranquil waterside scenery.
The village itself benefits from a warm and welcoming community atmosphere. Its protected coastline is rich in natural beauty, attracting an abundance of wildlife, including migrating birds and even occasional seal sightings. For sailing and water sports enthusiasts, two sailing clubs are within easy walking distance, while the nearby Stone Watersport Club offers facilities for jet skiing and other activities. A local village store caters for everyday essentials, with more extensive shopping and amenities available in Maldon and Burnham-on-Crouch, both approximately a 20-minute drive away.
Offered with no onward chain, this is a rare opportunity to acquire a home in such a sought-after and picturesque setting.
EPC Rating: E







FIRST FLOOR:

LANDING:

BEDROOM 1: 17'9 x 9'8 (5.41m x 2.95m)

JACK & JILL BATHROOM:

DINING AREA: 11'2 x 9'9 (3.40m x 2.97m)

LOUNGE: 17'9 x 9'6 (5.41m x 2.90m)

KITCHEN: 8'1 x 7'8 (2.46m x 2.34m)

GROUND FLOOR:

ENTRANCE HALLWAY: 11' x 8'9 (3.35m x 2.67m)

UTILITY:

BEDROOM 2: 11'10 x 8'9 (3.61m x 2.67m)

BEDROOM 3: 10'6 x 8'8 (3.20m x 2.64m)

SHOWER ROOM:

EXTERIOR:

GARAGE: 24'1 x 9'9 (7.34m x 2.97m)

FRONTAGE:
Off road parking for several vehicles.

REAR GARDEN:
Enclosed, unoverlooked rear garden.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band E.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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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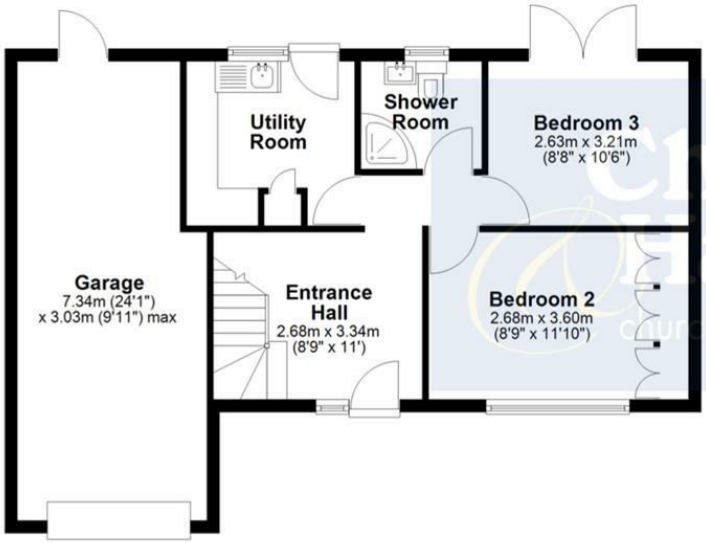
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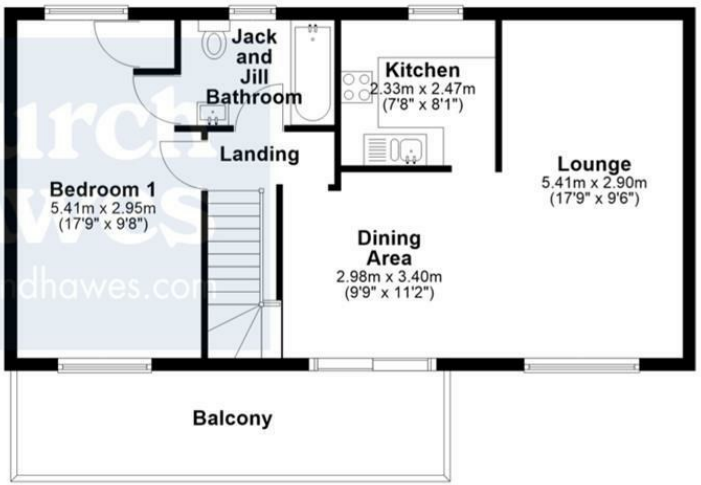
Approximate Internal Floor Area
Main House 100 SQ M 1074 SQ FT
Garage 22 SQ M 233 SQ FT
Total 122 SQ M 1307 SQ FT
Excluding Balcony
This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Ground Floor

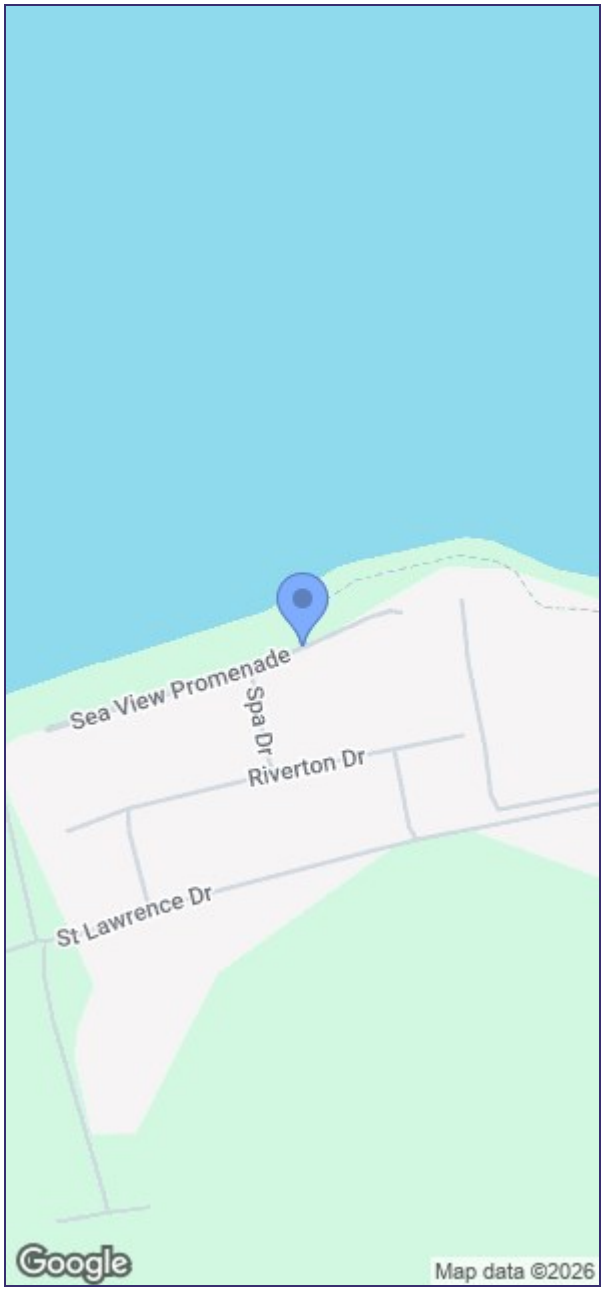


First Floor



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efficient property marketing














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