

oakheart



£365,000

Plot 2 Saltmarsh Place

Plot 2 at Saltmarsh Place is a thoughtfully designed two bedroom semi-detached home, offering contemporary living within a charming coastal setting. Arranged over two floors, the property provides well-proportioned accommodation with a bright and welcoming interior. Ideal for first-time buyers, downsizers or those seeking a stylish coastal retreat.

Designed with energy efficiency in mind, the home benefits from modern construction methods and high-quality finishes

throughout, alongside a private rear garden and dedicated parking. Creating a comfortable and practical home for everyday living.

Set on the picturesque Blackwater Estuary, Tollesbury is a sought-after Essex village renowned for its strong sense of community and outstanding natural surroundings. The village offers a range of local amenities including shops, cafés, a traditional public house, primary school and medical facilities, all

within easy reach. Popular with sailing and outdoor enthusiasts, Tollesbury Marina and scenic coastal walks are close by, while the surrounding salt marshes and nature reserves provide a tranquil backdrop. Despite its peaceful setting, Tollesbury enjoys good transport connections to Maldon, Colchester and Chelmsford, with rail links to London available from nearby stations, making it an ideal balance of coastal living and connectivity.

*Images Depict the Show Home on site from Phase 1







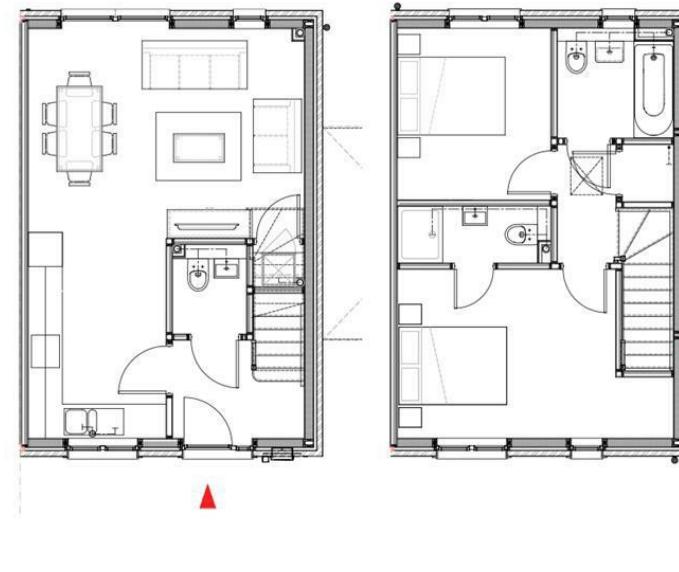
Nº 2

Nº 2 2 bed Semi-detached

71.4 Sq M / 769 Sq Ft

Garden

61 M²



GROUND FLOOR

LIVING ROOM/ DINING 16' X 12' 5"
KITCHEN 11' 5" X 8' 6"

FIRST FLOOR

MASTER BEDROOM 16' X 9' 9"
BEDROOM 2 9' 6" X 9'

Local Authority:
Maldon District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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