

Downhall Road, Bradwell-on-Sea , CM0 7QP

Price £225,000

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

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Nestled within the idyllic waterside village of Bradwell-on-Sea, this purpose-built retirement bungalow (for the over 55s) is set within the beautifully maintained grounds of Down Hall Care Home, offering a quiet and peaceful environment.
The deceptively spacious accommodation begins with an impressive kitchen/diner, featuring integrated appliances and an extensive range of storage units. This flows seamlessly into an inner hallway, which provides access to two well-proportioned double bedrooms, a contemporary four-piece family bathroom, and a comfortable living room enjoying delightful views across open farmland to the rear.
Externally, the property benefits from a well-presented yet easily manageable rear garden, ideal for relaxing or light gardening. To the front, there is both allocated parking and additional visitor parking serving this attractive and exclusive development.
Constructed in 2014, the bungalow is connected to mains electricity, water, and sewerage. Heating is supplied via an energy-efficient air source heat pump, which feeds the underfloor heating system throughout, ensuring comfort and efficiency year-round.
Properties of this type and within such a sought-after setting rarely come to market, and early viewing is highly recommended. EPC to be confirmed.







ACCOMMODATION COMPRISING:

ENTRANCE:
Obscure double glazed entrance door to side, built in storage cupboard, opening into:-

KITCHEN/DINER:
Double glazed window to front, double glazed Velux window to ceiling, extensive range of cream gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 ½ bowl single drainer sink unit, built in 4-ring electric hob with extractor over, built in eye level oven and microwave, integrated fridge, freezer and washing machine, built in storage cupboard housing hot water cylinder, part tiled walls, door to:-

INNER HALL:
Doors to:

BEDROOM 2:
Double glazed window to front, access to loft space.

BATHROOM:
Double glazed Velux window to ceiling, chrome heated towel rail, 4 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, fully tiled curved dual function shower cubicle with sliding glass door and wall mounted wash hand basin with storage below, part tiled walls, wood effect floor, extractor fan.

BEDROOM ONE:
Two double glazed windows to rear.

LIVING ROOM:
Double glazed French style doors opening onto rear garden, double glazed window to rear, electric fire with display mantle over.

EXTERIOR:

REAR GARDEN:
Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with shrub beds and borders, exterior cold water tap, gate at rear to private residents path.

FRONTAGE:
Low maintenance frontage leading to entrance door.

PARKING:
There is one allocated parking space to the property in addition to further visitor parking.

SERVICES:
We understand that mains water, drainage and electricity are connected to the property. Heating is provided through underfloor heating throughout the property via an Air Source Heat Pump at the rear.

LEASE INFORMATION:
Approx. 113years remaining.
The ground rent, service charge and buildings insurance total £1613.93 for 2026.

COUNCIL TAX:
The property is council tax band C.

VILLAGE OF 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.

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.



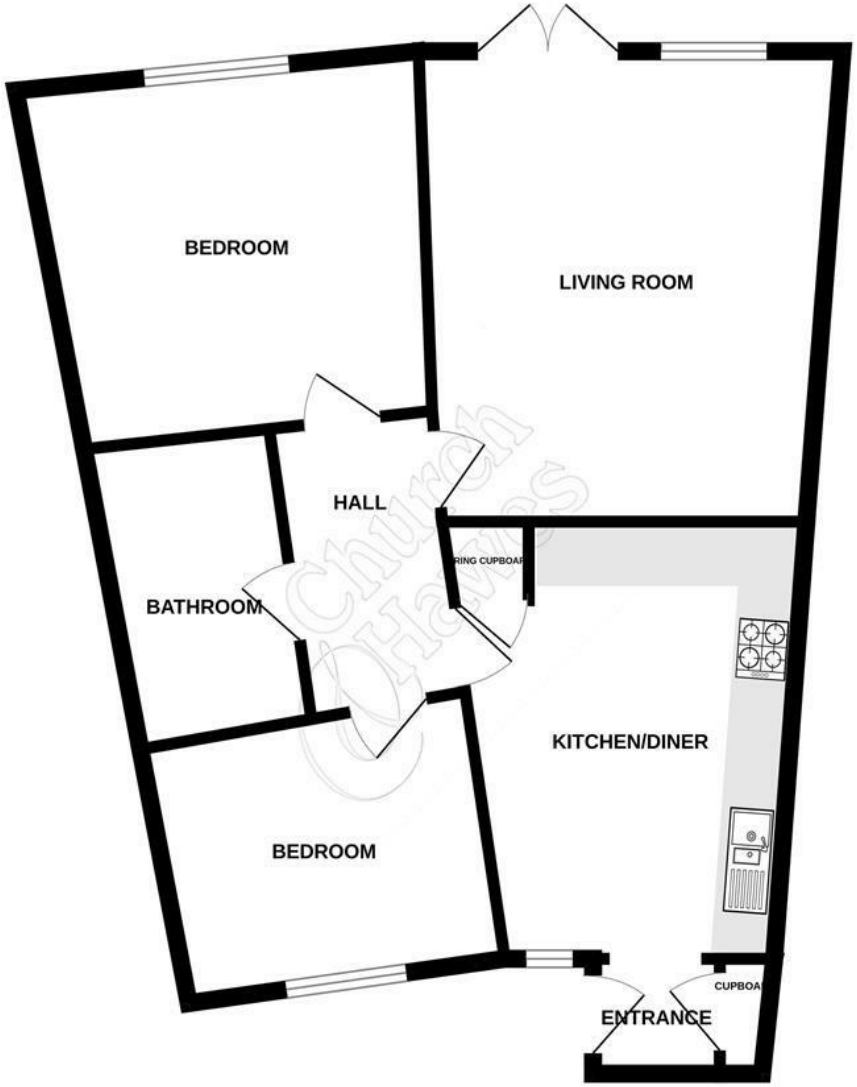

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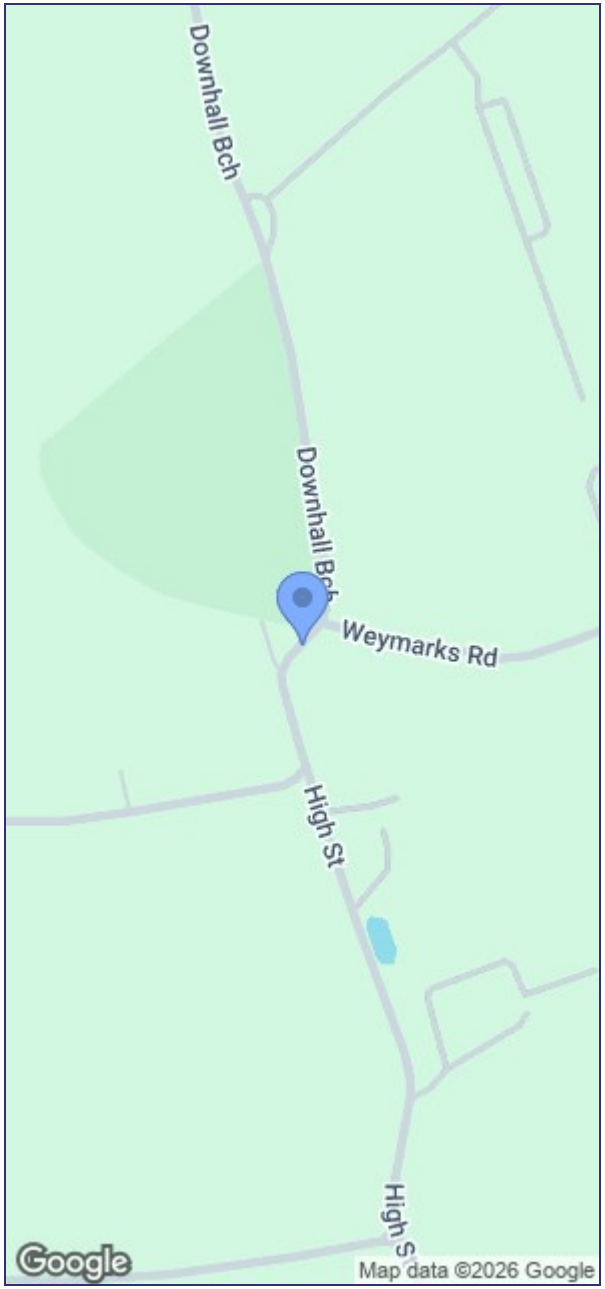

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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