



Kings Road, Southminster , CM0 7EJ

Price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****Plot 4 Regency Close Southminster NOW SSTC****

****LARGE SINGLE GARAGE AND DRIVEWAY****

Regency Close, 8 Brand New Detached Houses set in a private development in the heart of Southminster offering an impressive entrance with walled name plaque and estate railings with planted trees and lawn areas.

Plot 4 accommodation comprises a generous bright and airy entrance hallway, leading to a formal living room and open plan kitchen/breakfast/family room with fitted appliances, there is also a cloakroom, whilst the first floor benefits from three bedrooms, an en suite and a family bathroom.

The properties have been designed and constructed to the highest specification boasting eco friendly 'Air Source heat pumps' with underfloor heating on the ground floor and radiators on the first floor, westerly facing rear gardens, extensive driveway parking and the option of a single garage stpp.

Energy Rating B.

The development is situated within a highly sought after central location on an established road within easy access to shops, amenities, primary school and Southminster's Railway Station (journey time to London approx. 1 hour 10 minutes)

All enquires and visits are strictly through the sole selling agent, Church & Hawes. Please contact Nathan Swain on 01621 782652.



FIRST FLOOR:

LANDING:

Access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 11'100 x 10'5 (3.35m x 3.18m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass door and screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM 2: 10'2 x 9'3 (3.10m x 2.82m)

Double glazed window to rear, radiator.

BEDROOM 3: 10'2 x 7'8 (3.10m x 2.34m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, 2 piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of wood effect floor, inset downlights, extractor fan.

LIVING ROOM: 15'8 + bay x 10'8 (4.78m + bay x 3.25m)

Double glazed window to front.

KITCHEN/DINER: 17'5 x 12'2 (5.31m x 3.71m)

Double glazed bifold doors opening onto rear garden, extensive range of grey & charcoal matt finish wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, matching island unit with further storage cupboards below, built in double storage cupboard housing hot water cylinder and boiler, continuation of wood effect floor, inset downlights.

EXTERIOR:

FRONTAGE:

Generously sized shingled frontage providing off road parking for 3/4 vehicles, planted bed to border, side access paths leading to rear garden.

REAR GARDEN:

Commencing with a paved porcelain tiled seating area leading to remainder which is mainly laid to lawn, exterior power point, lighting, water tap and side access paths to both sides of house.

AGENTS NOTE:

The developer is offering an incentive to the first 4 completions that they will benefit from free curtains and blinds - the developer will provide a budget allowance for this.

AGENTS NOTE 2:

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.

SPECIFICATION:

Highly Appointed/Specified properties.

Luxury fitted carpets and LVT flooring throughout, porcelain tiles in the main bathroom and en-suite.

Kitchens: Fully fitted kitchen with branded appliances including built in fridge/freezer, dishwasher, oven, combination microwave oven and grill and induction hob.

Bathrooms & En Suites: Fully fitted bathrooms and en suites with porcelain tiled walls and flooring.

Heating System: The properties will benefit from a highly efficient 'Air Source Heat Pump' central heating system with under floor heating on the ground floor and radiators to the first and second floors.

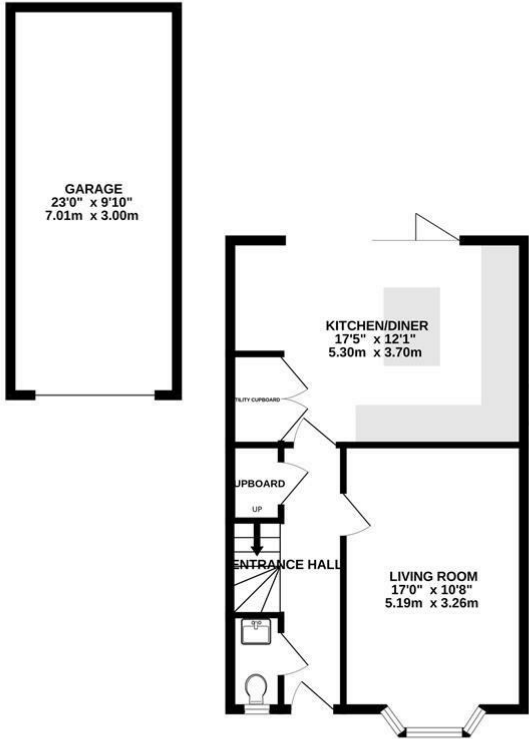
VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an established tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

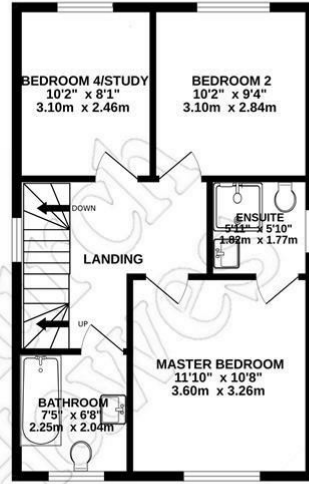




GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

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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