



**Church
Hawes**
churchandhawes.com

East End Road, Bradwell-on-Sea , Essex CM0 7PX
Price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

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Situated in the picturesque village of Bradwell-on-Sea, this extended semi-detached family home offers flexible and spacious accommodation, making it ideal for multi-generational living. The village benefits from a community-run shop, two traditional public houses, a primary school, Bradwell Marina, and an abundance of beautiful coastal and countryside walks. The nearby town of Southminster, approximately 7 miles away, provides a range of shops, restaurants, and a direct rail service to London Liverpool Street.

The main house features a generously sized lounge, dining area, and a well-appointed kitchen/breakfast room. Upstairs are four double bedrooms, including a principal bedroom with an en-suite shower room, together with a spacious landing that could easily be used as a study or reading area.

A standout feature of the property is the ground-floor extension, which offers excellent. Accessible either from the inner hall or via a private side entrance, this versatile space comprises a lobby area leading to a study/bedroom, wet room, and a hobby room at the rear. This section of the property could quite easily be used as a fully self contained annex if required.

Occupying a generous corner plot, the property enjoys a substantial rear and side garden, providing ample outdoor space for families and entertaining while to the front, a large driveway offers extensive off-road parking.



ACCOMMODATION COMPRISES:

FIRST FLOOR:

LANDING:

BEDROOM 1: 18'8 x 9'7 (5.69m x 2.92m)

EN-SUITE:

BEDROOM 2: 13'9 x 9'6 (4.19m x 2.90m)

BEDROOM 3: 10'9 x 9'1 (3.28m x 2.77m)

BEDROOM 4: 10'7 x 10'1 (3.23m x 3.07m)

FAMILY BATHROOM: 9'1 x 8'10 (2.77m x 2.69m)

GROUND FLOOR:

ENTRANCE HALLWAY:

KITCHEN/DINER: 19'7 max x 16'8 (5.97m max x 5.08m)

INNER HALLWAY:

SIDE LOBBY:

STUDY/POSSIBLE BEDROOM: 12'9 x 9'7 (3.89m x 2.92m)

SHOWER ROOM:

HOBBY ROOM: 11'7 x 9'7 (3.53m x 2.92m)

LIVING ROOM: 19'7 x 15'3 (5.97m x 4.65m)

EXTERIOR:

REAR GARDEN:

Generous rear garden with various outbuildings and side access.

FRONTAGE:

Driveway providing extensive off road parking for numerous vehicles and side access to rear garden.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is tax Band C.

AGENTS NOTE - SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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 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.

BRADWELL-ON-SEA:

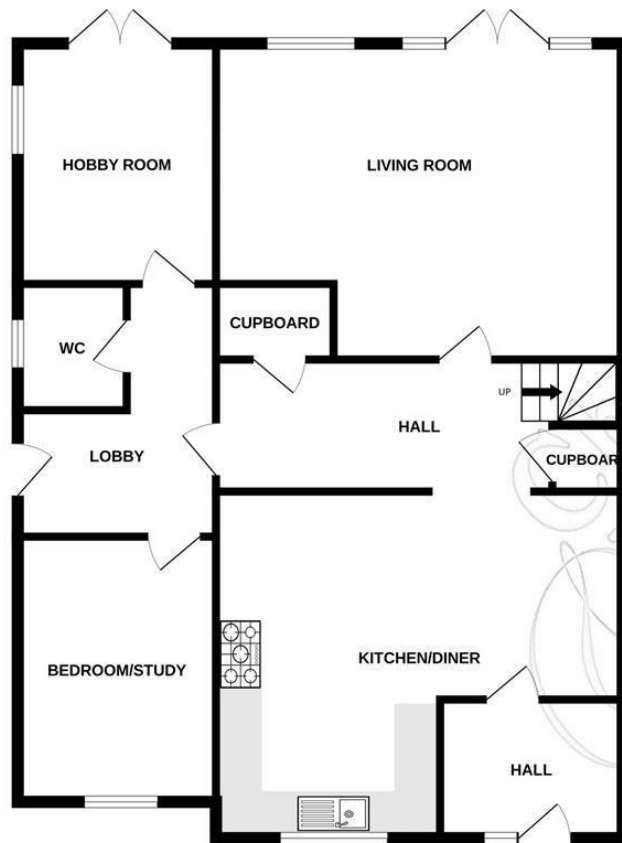
Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving 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.

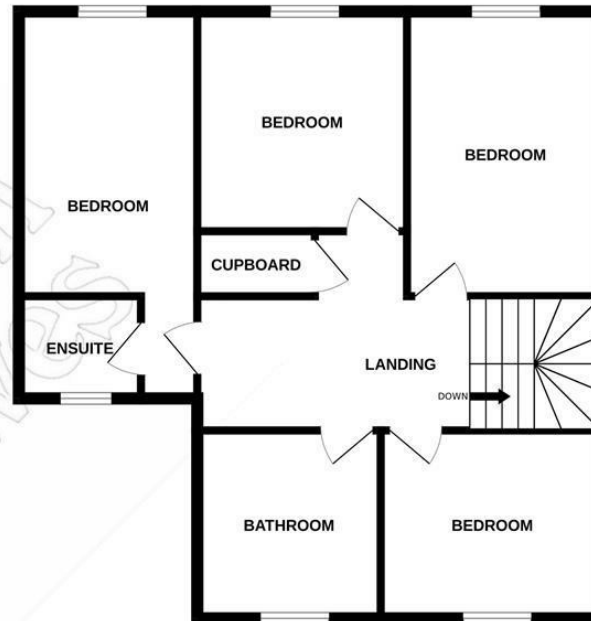




GROUND FLOOR



1ST FLOOR



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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