



Sea View promenade, St Lawrence CM0 7NE
£660,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in the river fronted village of St Lawrence Bay, well known for its water sports and Stone Sailing club. HOW WOULD YOU LIKE YOUR OWN MOORING AT THE END OF YOUR GARDEN AND ACCESS TO THE RESIDENTS SLIPWAY.

The village offers some stunning rural and coastal walks, a well run and stocked village store, two public house/restaurants, recreational field/play area and village hall.

For your shopping needs and commuting to London for work, the village of Southminster is only 6 miles, Burnham On Crouch 8.5 miles and the larger town of Maldon only 13 miles away.

Located on Sea View Promenade which is approached via the white gates to the private estate offering glorious views of the The River Blackwater, whether winter or summer there is always something to watch and enjoy.

This three bedroom detached property would make a fantastic forever home, an equally impressive holiday retreat or an amazing airbnb. PLEASE NOTE there are also dual living opportunities with the versatile room configurations.

The properties in this road were specifically designed to have large front gardens to enjoy the views from the front leading to the waters edge.

The property offers a large entrance lobby and lift between floors, kitchen, utility room, lounge/dining room, bedroom, bathroom and conservatory.

The first floor has a superb open plan lounge and dining area with a small kitchen area ideal for entertaining guests when relaxing and enjoying the gorgeous river views either from inside or on the balcony. Two further double bedrooms one with en-suite and a shower room.

Externally a manageable rear garden but as designed and intended a large double front garden, drive to the garage and PLEASE NOTE the other side of the road a further excellent size garden to the sea wall, access to the slip way and the option to add a mooring for a boat, subject to consents required.

NO ONWARD CHAIN.

Approach to the porch.

The property has a large covered decked veranda to sit relax and watch the world go by, outside mounted wall lights and power sockets.

Entrance porch

11'2 x 8'6

An excellent size, great to drop your wet gear after a days sailing or messing about on the river. PLEASE NOTE there is a quality fitted corner lift to the first floor.

Kitchen/breakfast room

19'5 x 8'7

We have mentioned the versatility of the accommodation and with this in mind, you could easily have dual living between the two floors. The kitchen/breakfast room is an impressive size with a mix of limed oak and beech effect eye units with back tiling including to three quarter length display cabinets and plate rack, matching base units and drawers with work surfaces over. Range with gas hob and two electric ovens and grill with above matching extractor, plumbing for dish washer, space for a fridge/freezer, inset one and a half sink, double glazed window and door to the side.

Utility room

11'9 x 7'1

The utility room has tiled flooring and a range of beech effect eye level units with back tiling, matching base units and drawers with work surfaces over. Plumbing for washing machine, inset one and a half stainless steel sink, radiator and a double glazed window to the side, doors to the conservatory and inner hallway.

Inner hallway

11'1 x 4'3

The inner hallway is a good size with stairs to the first floor and radiator.

Lounge

18'8 x 13'9

This is a very spacious room with double glazed patio doors opening on to the veranda, offering views over the front gardens and of the river. Two radiators, television point and a double glazed window to the side.

Conservatory

20'2 x 9'2

Double glazed with two ceiling light/fans, radiator and tiled flooring.

Bedroom

12'1 x 9'5

A bright and airy double room with fitted wardrobes and drawers to one wall and matching bedside cabinets, radiator and a double glazed window to the rear.

Bathroom

Tiled flooring and part tiled walls, corner panelled bath with taps/shower attachment, pedestal hand wash basin, and a close coupled w/c. White heated towel rail, radiator, understairs cupboard and a double glazed window to the side.

AGENTS NOTE

PLEASE NOTE you can clearly see the ground and first floor accommodations could offer dual living, or similar.

Landing

16'7 x 6'2

Loft access, shelved linen cupboard and a double glazed window to the side.

Open plan living, balcony and river views

27'1 x 18'7

This is truly a fantastic room firstly incorporating a lounge, dining area and a convenience kitchenette. The room along with the stairs also has a modern and wonderfully concealed lift, solid oak flooring and the most stunning and relaxing views of the river Blackwater from two sets of double glazed patio doors and a center window and two radiators. These doors open on to the large balcony which offers plenty of space to bbq, relax or entertain whilst enjoying all the activities on the river.

There is plenty of space for a table and chairs if you so wish and the fitted kitchenette is there for either dual living or when you are enjoying the views or entertaining. There is a fitted pine dresser, and base units with solid wooden work top/counter, stainless steel circular sink and drainer, space for two fridges, down lighting and a double glazed window to the side.

Bedroom en-suite

14'3 x 14'2

Both the bedrooms on this floor are excellent size double rooms, double glazed window to the rear and radiator.

En-suite Tiled flooring, shower cubicle, close coupled

w/c, pedestal hand wash basin, chrome heated towel rail and down lighting.

Bedroom

12'8 x 10'8

Solid oak flooring, double glazed window to the rear and radiator.

Shower room.

Shower cubicle, close coupled w/pedestal hand wash basin, chrome heated towel rail and down lighting.

Front gardens

77 ft x 47 ft

PLEASE NOTE we have mentioned when these properties were designed it was of course with the incredible views in mind, so the gardens which split into two were there to relax and enjoy the river and its scenery.

The first garden leading from the front veranda is neatly laid to lawn with an arch and climbing roses, surrounding well established shrubs, plants and flowers and a long driveway to the side extending down the side of the property to the garage.

Second garden to the front.

71 ft

Separated by the private road this again is a wonderful garden, ideal to watch children, camp out or to store your boat. Laid to lawn with a water tap supply raising to the sea wall and path. PLEASE NOTE the property owns the frontage to the mean tide mark, the option to put in your own mooring at a cost of approximately £140 for the first 30 ft and a key to the slipway which is adjacent.

Rear garden

The rear garden is a manageable size with patio area, shed and laid to lawn, path to the garage and side drive.

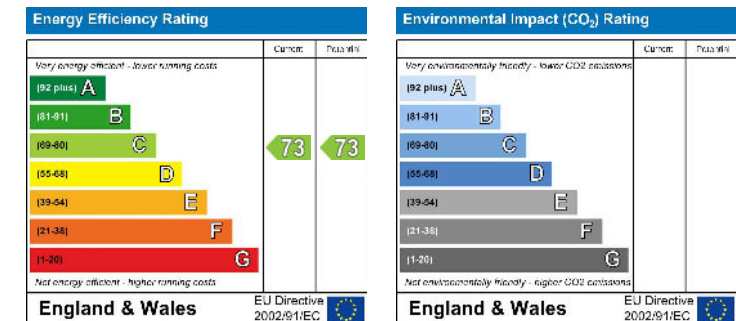
Drive to garage

The drive offers space for a multitude of vehicles and further extends via a gate down the side of the property to a detached garage with up and over door.



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