



Kings Road, Southminster, CM0 7EJ  
Prices from £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



'Regency Close' 8 BRAND NEW detached houses. Prices range between £450,000 and £500,000. Regency Close offers very well designed and highly eco friendly 3 & 4 bedroom detached houses, westerly facing rear gardens, extensive driveway parking and some have the option of a single garage. Located 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)

The accommodation (Plots 2-8) comprise a generous bright and airy entrance hallway, leading to a formal living room and open plan kitchen/breakfast/family room and cloakroom, whilst the bedrooms are split on floors 2 & 3 with the master and bedroom 2 both boasting an impressive en-suite, there is also a family bathroom on the first floor. Energy Rating B.

**\*\*The developer is offering free curtains and blinds to the first 4 completions on site\*\* (budget allowance agreed)**

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

### **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.

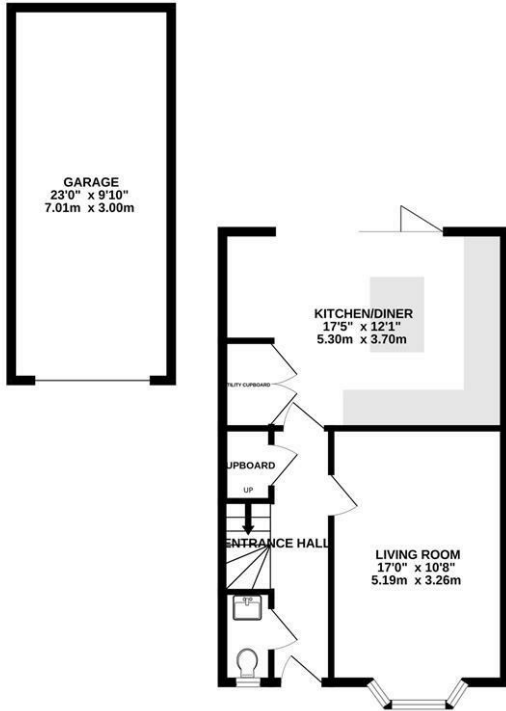
### **Agents Note**

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.

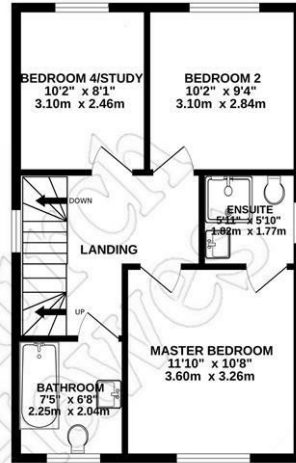
### **Agents Notes:**

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.

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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