



Sea View Parade, Mayland , Essex CM3 6EL
Guide price £1,250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £1,250,000 TO £1,350,000

3600 sq ft waterside residence sitting on grounds measuring 3.24 acres.

As featured on 'Grand Designs' is this unique and individually designed modern 'floating' home. This simply stunning residence offers a blend of modern contemporary living along with the peace and tranquillity of it's coastal position.

This most individual cantilevered home offers substantial living accommodation spread over approximately 3,600 sq.ft. with amazing views over it's impressive grounds, the River Blackwater and beyond.

The property boasts an aesthetically impressive façade with large windows allowing the property to maximise it's panoramic views. The living accommodation is set across the cantilevered first floor, which is some 4 metres above ground level. The property has been designed and built with energy efficiency in mind, has been over-insulated and comes equipped with state-of-the-art solutions to minimise running costs, including solar tiles to the roof, air-source heat pump, double glazing and thermal glass. The property has a 'B' Energy Rating.



PROPERTY SUMMARY:

The sizeable living accommodation includes a reception hallway on the ground floor connecting to a utility area and integral double garage. A feature staircase and adjacent lift rise to a first floor hallway which in turn leads to a living/dining/kitchen open plan area. There are three en-suite bedrooms, a further bedroom, and a family bathroom. The living accommodation is complimented by a substantial wrap-around seating terrace accessed from the majority of rooms.

Seal Point is approached over a sweeping gated driveway, opening to a double garage. The generous gardens wrap around the property and include two ponds with a protective bund wall creating an inner, more private area of garden. In total the grounds on which the property sits, totals approx. 3.24 acres.
The property will be sold fully furnished.

ACCOMMODATION COMPRISES:

FIRST FLOOR:

HALLWAY:

Accessed via feature staircase and adjacent lift from ground floor, storage cupboard, doors to:

OPEN PLAN KITCHEN/DINING/LIVING AREA:

Kitchen/Dining Area- 26'3 x 16'5

Living Area - 17'5 x 13'11

Both areas offer access to the wrap around seating terrace with views over the River Blackwater.

BEDROOM SUITE: 18'3 x 14'7 (5.56m x 4.45m)

Access to wrap around seating terrace, dressing area, door to en-suite:

BEDROOM: 19'9 x 17'3 (6.02m x 5.26m)

Access to wrap around seating terrace, door to en-suite:

BEDROOM: 14'4 x 9'8 (4.37m x 2.95m)

Access to wrap around seating terrace.

BEDROOM: 14'4 x 9'8 (4.37m x 2.95m)

Access to wrap around seating terrace, door to en-suite shower:

FAMILY BATHROOM:

GROUND FLOOR:

INTEGRAL GARAGE: 24'4 x 17'1 (7.42m x 5.21m)

ENTRANCE HALLWAY:

UTILITY AREA:

CLOAKROOM:

SERVICES CUPBOARD:

EXTERIOR:

Seal Point is approached over a sweeping gated driveway, opening to a double garage. The generous gardens wrap around the property and include two ponds with a protective bund wall creating an inner, more private area of garden. In total the grounds on which the property sits totals approximately 3.24 acres.

SERVICES:

Air-source heat pump, mains water, drainage and sewer.

WARRANTIES:

ABC+ Structural Warranty.

Steel Structure - 10 year Guarantee with 5 years remaining.

VILLAGE OF MAYLAND:

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

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 & REFERRALS:

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.









