

Paul Mason Associates



Downhall Road, Southminster, CM0 7QP

£350,000

- Two Bedroom Bungalow
- Over 55's
- Beautifully Maintained Rear Garden
- Idyllic Setting
- Lounge With Feature Fireplace
- Well Presented Throughout
- Modern Kitchen/Dining Room
- Spacious and Welcoming Entrance Hall
- Fitted Wardrobes
- EPC - C

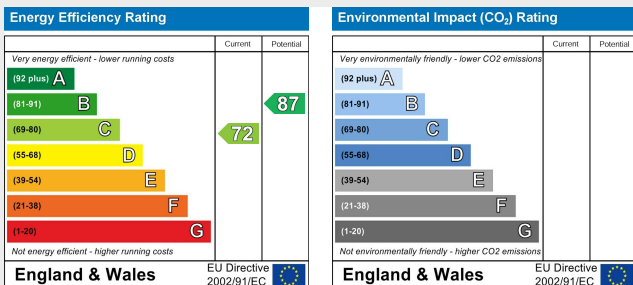
No Onward Chain.... A beautifully presented two-bedroom bungalow situated in the sought-after coastal village of Bradwell-on-Sea, offering bright, well-maintained accommodation, attractive gardens, and a peaceful residential setting for over 55's.

The property features a welcoming entrance hall with quality wood flooring, neutral décor, and oak internal doors, creating a warm and modern first impression. The main living room is a generous and inviting space, enhanced by natural light from French doors that open directly onto the rear garden. A fireplace, plantation shutters, and tasteful finishes add character and comfort.

The kitchen is well appointed with contemporary cream cabinetry, wood-effect worktops, integrated appliances, and space for dining. Dual-aspect windows with shutters provide excellent natural light, making this a practical and sociable space for everyday living.

There are two well-proportioned bedrooms with fitted wardrobes and a calm neutral colour scheme. The bathroom is modern and spacious, offering both a bath and separate shower enclosure, finished with stylish tiling and contemporary fittings.

Externally, the bungalow enjoys a charming frontage with a pathway, lawned areas, and mature trees nearby. To the rear, the garden is neatly landscaped with a patio terrace, lawn, raised beds, mature planting, and fenced boundaries, creating an attractive and private outdoor space ideal for relaxing or entertaining.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen/Breakfast Room

3.4m x 3.1m (11'1" x 10'2")

#### Bedroom One

3.6m x 3.3m (11'9" x 10'9")

#### Bedroom Two

3.1m x 2.8m (10'2" x 9'2")

#### Bathroom

2.2m x 2.1m (7'2" x 6'10")

#### Lounge/Dining Room

5.5m x 4.3m (18'0" x 14'1")

## EXTERIOR

#### Rear Garden

#### Frontage

#### Lease Information

125 years from 31st December 2015

The ground rent, service charge and buildings insurance total £1613.93 for 2026

#### Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Underfloor Heating - Air

Source Heat Pump

Local Authority - Maldon District

Council

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

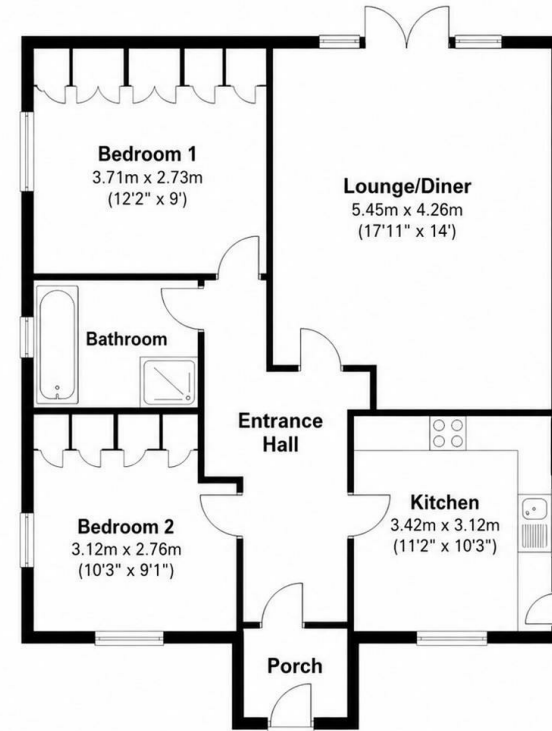
## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



### Ground Floor

Approx Internal Floor Area 74 sq m / 800 sq ft  
For identification and layout purposes only – not to scale.





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