



High Street, Burnham-On-Crouch, Essex CM0 8AH
Price £315,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An excellent opportunity to purchase this unique 3 bedroom townhouse situated within the most convenient location to the River Crouch, local amenities and sailing clubs on Burnham's historic High Street. The property also boasts far reaching views across the River Crouch. The well presented and versatile accommodation comprises 2 second floor bedrooms with bathroom, the first floor benefits from an open plan lounge/diner with separate kitchen and a wonderfully sunny southerly facing balcony, whilst the ground floor offers entrance hallway, shower room, bedroom/hobby room. Externally there is an attractive courtyard garden, driveway parking for up to 3 vehicles and a single integral garage. Viewing is encouraged to fully appreciate the deceptively spacious and standard of accommodation throughout.

SECOND FLOOR:

BEDROOM:

11'11 x 10'10 (3.63m x 3.30m)

Two double glazed windows to with partial river views, radiator, built in wardrobe.

BEDROOM:

9'1 x 7'1 (2.77m x 2.16m)

Double glazed window to front, radiator, built in wardrobe.

BATHROOM:

Obscure double glazed window to front, heated towel rail, 3 piece white suite comprising corner bath, wash hand and close coupled wc.

LANDING:

Doors to all rooms, airing cupboard housing hot water cylinder and immersion heater, stairs to:

FIRST FLOOR:

LOUNGE/DINER:

23'1 x 15' < 17'6 (7.04m x 4.57m < 5.33m)

Double glazed sliding doors to balcony, double glazed windows to front, 2 radiators, door to:

BALCONY/TERRACE:

15' x 6' (4.57m x 1.83m)

Wrought iron balustrade, a perfect seating and dining terrace with southerly aspect.

KITCHEN:

7'10 x 6'4 (2.39m x 1.93m)

Double glazed window to front, kitchen comprising range of matching white high gloss wall and base mounted storage units, stainless steel sink unit set in roll edged work surface, gas hob with fitted oven below, space for fridge/freezer, space and plumbing for dishwasher or washing machine.

GROUND FLOOR:

ENTRANCE HALLWAY:

Double glazed door to front, glazed door to rear, 3 storage cupboards, space and plumbing for washing machine, doors to:

BEDROOM/HOBBY ROOM:

11'11 x 8'2 (3.63m x 2.49m)

Double glazed window to front, glazed window to side, range of wall mounted storage cupboards, radiator.

SHOWER ROOM:

Obscure glazed window to front, suite comprising shower unit, close coupled wc and wash hand basin.

GARAGE:

Up and over door to rear, power and light connected, wall mounted boiler.

EXTERIOR:

To the rear of the property there is driveway parking for up to 3 vehicles, also providing access to the garage. To the side of the property there is an attractive courtyard style garden with well maintained, established shrub and flower borders.

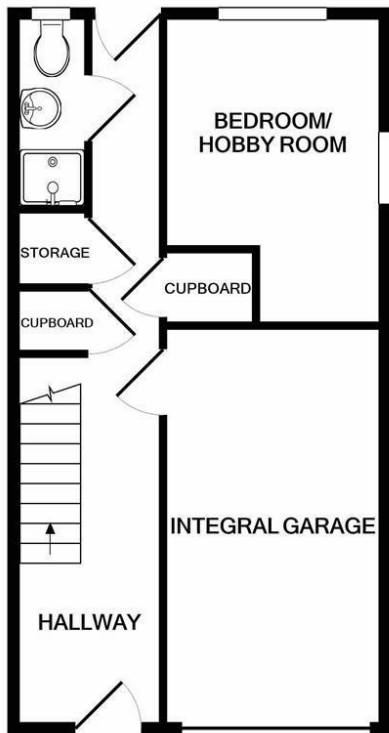
AGENTS NOTE:

These particulars do not constitute any part of an offer or

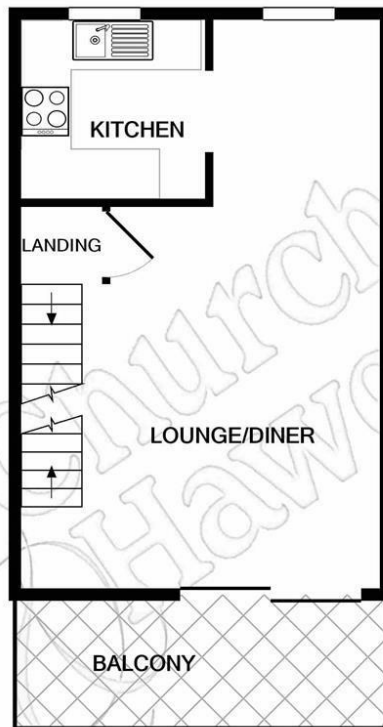
contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser 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.

BURNHAM ON CROUCH:

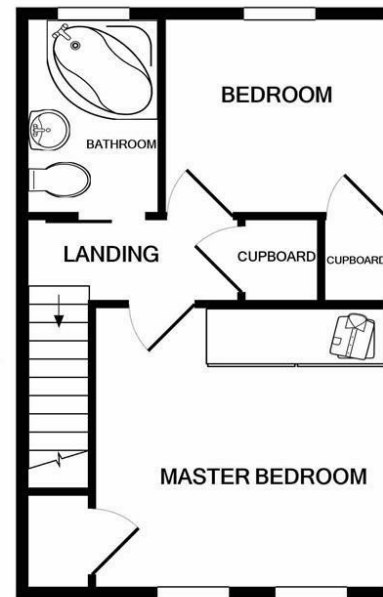
The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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