

High Street, Burnham-on-Crouch

CMO 8AA



CURTIS O'BOYLE

Sales & Lettings



High Street, Burnham-on-Crouch

CMO 8AA £295,000

Situated in the heart of Burnham-on-Crouch, this property sits in the middle of the historical High Street only a stones throw from the Quayside. Refurbished by the current owners providing a modern open plan living space and fitted kitchen with high ceilings and views through double glazed sash windows of the clocktower.

ENTRANCE HALL Double glazed entrance door to side aspect, coved to smooth ceiling with inset downlighters, wood flooring.

BEDROOM ONE 11' 11" x 10' 1" (3.63m x 3.07m) Double glazed sash window to side aspect, radiator, coved to smooth ceiling, built in wardrobe, feature cast iron fireplace.

BEDROOM TWO 10' 8" x 7' 3" (3.25m x 2.21m) Two double glazed sash windows to side aspect, coved to smooth ceiling, radiator.

BATHROOM Obscure double glazed window to rear aspect, smooth ceiling with inset downlighters, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiled splashbacks, wood flooring.

KITCHEN 11' 1" x 7' 3" (3.38m x 2.21m) Double glazed sash window to side aspect with fitted window seat and storage, fitted base and wall units, sink bowl with mixer tap inset into work tops with fluted drainer, integrated dishwasher, space for full size washing machine in concealed in matching cupboard, further units extend into living area with wine fridge and built in electric oven, island breakfast bar with flexi-zone electric hob with built in extractor.

LOUNGE/DINER 18' 5" x 18' 3" (5.61m x 5.56m) Two double glazed sash windows to front aspect and double glazed sash window to side aspect offering views across the high street and clocktower, wood flooring, coved to smooth ceiling with inset down lighters, ceiling speakers hard wired, two radiators.

EXTERNAL This property is a first floor flat with external stair access which is shared with one other flat. The access to the stairs is off Ship Road, behind the building through a gated courtyard garden. A single garage in a block of 4 with space for one car to the front is also down Ship Road. This property is not a listed building however is in a conservation area.

All amenities are within easy reach, and the station- with links into London Liverpool Street- is a 10 minute walk away. The property is surrounded by vibrant restaurants and pubs making it a social hot spot. All three sailing clubs are also nearby, so a great location for sailing enthusiasts



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

FIRST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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