

Chapel Road, Burnham-on-Crouch

CM0 8JB

CURTIS O'BOYLE

Sales & Lettings





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CMO 8JB

£350,000

Charming Three-Bedroom Townhouse in Burnham-on-Crouch Conservation Area

Tucked away just off the High Street, this beautifully presented townhouse offers a rare opportunity to enjoy the best of Burnham-on-Crouch. The quayside- with views of the Crouch Estuary and lively mix of pubs and restaurants-is only a short stroll away.

Inside, the home features two inviting reception rooms and a fitted kitchen that overlooks the lush rear garden. The first floor includes a spacious double bedroom and a well-appointed bathroom, while the top floor provides two additional double bedrooms, ideal for family, guests, or a home office.

Outdoors, a private garden creates a tranquil retreat with mature palms, vibrant greenery, and a decked seating area perfect for entertaining or quiet relaxation.

This property combines period charm with a superb location-an ideal choice for those seeking coastal living with easy access to local amenities.

DINING ROOM 10' 11" x 10' 6" (3.33m x 3.2m) + bay. Timber entrance door, sash window to front aspect, radiator, exposed floorboards, smooth ceiling, cast iron fireplace, door way to lounge and stairs to first floor.

SITTING ROOM 10' 5" x 10' 5" (3.18m x 3.18m) Sash window to rear aspect, radiator, smooth ceiling, exposed floorboards, brick fireplace, understairs cupboard.

KITCHEN 16' 10" x 5' 3" (5.13m x 1.6m) Double glazed windows to rear and side aspects, stable door to rear garden, fitted base and wall units, one and quarter bowl ceramic sink unit with mixer tap inset into worktops, space for washing machine and dishwasher, built in electric double oven and four ring hob with hood above, tiled splashbacks, red quarry tiled floor.

FIRST FLOOR LANDING Smooth ceiling, exposed floorboards.

BATHROOM 10' 4" x 8' 8" (3.15m x 2.64m) Obscure glazed sash window to rear aspect, radiator, smooth ceiling tiled shower cubicle, roll top bath with mixer tap and shower head attachment, close coupled WC, pedestal wash hand basin, tiled floor, tiled splashbacks.

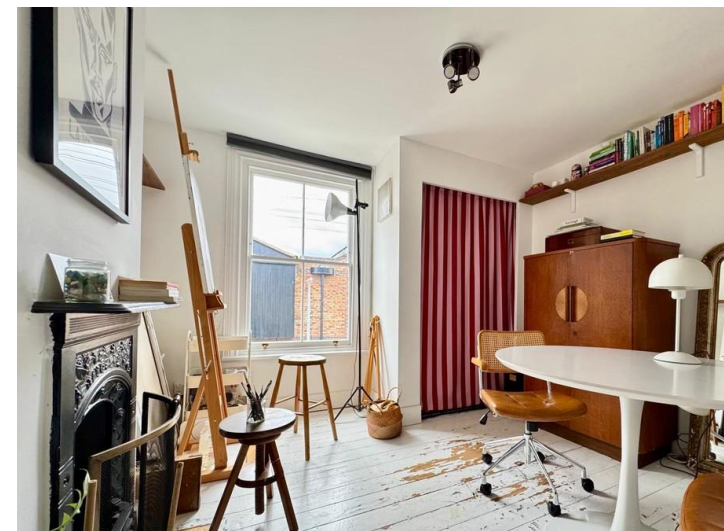
BEDROOM TWO 10' 11" x 10' 6" (3.33m x 3.2m) Sash window to front aspect, smooth ceiling, radiator, painted floorboards. feature cast iron fireplace.

SECOND FLOOR LANDING

BEDROOM ONE 11' x 10' 5" (3.35m x 3.18m) Sash window to rear aspect, radiator, smooth ceiling, painted floorboards, feature cast iron fireplace.

BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m) Sash window to front aspect, radiator, smooth ceiling, exposed floorboards, built in cupboard with access to loft space.

REAR GARDEN Paved with various flower and shrub beds, deck area to rear, panelled fencing,



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≈ 85.0 sq. m. (915 sq. ft.) approx

attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given of the square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 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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