



Silver Road, Burnham-On-Crouch CM0 8LA
£340,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

An opportunity to purchase a wonderful character property and being one of Burnham's coastguard cottages which is believed to date back to 1886. The cottage offers so many of the original features as can be seen in our photography and video tour and is ideally located for the high Street shops, restaurants, yacht clubs and the picturesque river front and country park.

The ground floor offers an open plan kitchen/breakfast room and lounge, bathroom and side lobby to the garden and on the second floor two double bedrooms with a superb third bedroom on the third floor.

Externally whether a keen gardener or just wanting bags of outside space THE GARDEN IS IN EXCESS OF 275 ft (PLEASE BEAR THIS IN MIND IF YOU ARE NOT WANTING A LARGE GARDEN BEFORE VIEWING) and is split into to different areas to enjoy, including an entertaining/alfresco dining area, plenty of lawn space and work shop/storage sheds and a unique sunken Hobbit house with green roof, once again to get a true feel please see our photography and drone shots.

Entrance ,kitchen/breakfast room/lounge

23'4 x 12'4

The entrance is via a stable door with newly secondary glazed side screen windows, door to the staircase leading on to an impressive open plan kitchen/breakfast room and lounge.

We have mentioned that the property has kept much of its original charm and character and this is clear to see when entering into these rooms. The kitchen comprises of cream base units and drawers with some back tiling, matching pull out larder and drawers all of which are soft shutting and hard wood work surfaces over. Inset butler sink with cupboards and pull out wine rack below, inset stainless steel Smeg gas hob with above stainless steel extractor and Smeg stainless steel fan oven below. Integrated dish washer (serviced recently) space for a fridge/freezer and a breakfast/dining table and chairs. Substantial under stairs storage cupboard with four steps down, radiator and open to the lounge.

The lounge is a lovely cosy space made all the better by the addition of a cast iron log burner in 2022, PLEASE NOTE in addition there is an added granite hearth, a new flue and certification for the burner.

The exposed wooden floorboards continue into this space, television point, radiator, two sash windows to the rear and a door to the rear lobby.

Bathroom

The bathroom comprises of a panelled bath with center fitted rain shower and taps with shower attachment, hand wash basin with vanity cupboards below and a close coupled w/c. Part tiled walls, chrome heated towel rail/radiator, built in shelving with a utility area below with plumbing for a washing machine, double glazed window to the side and window to the rear.

Rear lobby

A very useful area for your coats and boots especially if you have had a busy day in the garden, stable door to the garden.

Stairs to 2nd floor landing.

Exposed wood and wood panelling, window to the front with a spacious cupboard below, boxed above head fuse box and smart meters, fitted in November 2023. Dual panelled glass inset light windows to the bedroom.

Bedroom

12'9 x 10'2

An excellent size double room with a large built-in/cupboard wardrobe, original fireplace surround currently closed off. Original exposed wood floorboards, picture rail surround, radiator and a replaced double glazed window August 2022.

Bedroom two

10'3 x 9'8

Once again this is a good size double bedroom again with original exposed wooden, cast iron fireplace and picture rail surround. Two single built in wardrobes/cupboards, radiator and two sash windows to the front.

Stairs to the 3rd floor landing.

Exposed original wood panelling and a built in cupboard with shelving.

Bedroom

13'3 x 10'2

This is a very spacious double room again with original exposed wood floorboards and has a some smashing views across the roof tops of Burnham. Two sash windows to the front and radiator.

Rear garden

275 ft

PLEASE NOTE the garden is a superb 275 ft and would politely ask you to view if this is indeed a capable and manageable size garden for you.

The garden commences with a split level sun decked area, two power sockets and a out house with water, power and plumbing for a washing machine, there is also a pedestrian/utility access gate should the neighbouring property need the access.

The garden continues with a patio/entertaining area and there is the original water well which the current vendors pump and use for their gardening needs.

Leading on the garden has two sheds, one with power connected and a green house leading to the main garden which is laid to lawn, the garden has a variety of established planting and has close board fenced boundaries. A unique feature of the garden is certainly the sunken hobbit house with green roof, ideal for the kids or adults to have fun. To the immediate rear of the garden is a substantial shed for storage with the surrounding area kept naturally wild.



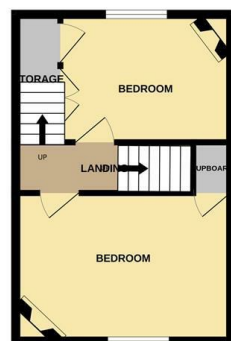
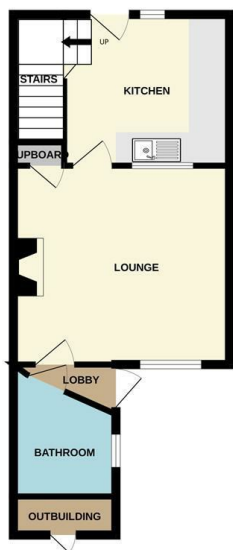
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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