



Kings Road, Burnham-On-Crouch CM0 8PP
£550,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Regents Court is part of Burnham's prestigious Kings Wharf, featuring riverfront townhouses. Properties particularly like this one are very rare to the market. PLEASE NOTE this superb three storey home is located to the front of The Wharf on the sea wall and has the most spectacular views, from all the facing rooms and balcony. We would urge you to pay particular attention to the photography, video tour and aerial photography. The accommodation comprises a split level entrance hallway leading to the second floor, which comprises of two double rooms both with spectacular rivers views and shower room. The third floor has the master bedroom with an en-suite and the fourth double bedroom, finally the most amazing lounge and open plan dining leading to the kitchen. PLEASE NOTE the views from all the windows and of course the balcony are truly breath taking, whether winter or summer. Externally there is a covered car port leading to the garage with electric roller door, power and light and as a resident you will also have access to the private Wharf gardens, to sit and enjoy at your leisure.

Storm porch

Storm porch leading to the entrance door and hallway.

Entrance to spit level hallway

16'4 x 6'8
Entrance door with double glazed side screen windows to the hallway, this is a very nice size and is split level. Built in cloaks cupboard, stairs to the second floor, under stairs cupboard, radiator and down lighting.

First floor landing

This landing has a range of quality fitted shelving and cupboards to one wall and down lighting.

Study /potential bedroom four

16'2 x 7'6
PLEASE NOTE this is an excellent size room originally a conversion with building regulations from the garage sale loft. Added as a utility room but potentially could be an excellent fourth bedroom (see photographs). Quality wood effect laminate flooring, a unique raised single bunk or storage space, television point, radiator and a double glazed window with fitted blind and the most incredible river views.

Bedroom

11'5 x 7'8
Once again a nice double room with a double glazed window and to the rear and spectacular views across the river. PLEASE NOTE if you have guests staying both this and the potential fourth bedroom are served by its own shared shower room on this floor.

Shower room

Tiled flooring with under floor heating, tiled walls and a walk in shower cubicle, w/c with built in cistern, vanity surround incorporating the hand wash basin and cupboards below. Wall mounted mirrored cabinet with charging point and touch control light, chrome heated towel rail, expel air and down lighting.

Second floor landing

Principal bedroom en-suite

17'1 x 14'2
An excellent size room with a range of quality fitted wardrobes incorporating a matching dressing table and chest of drawers to one wall. To the opposite wall there are matching Single wardrobes with above bridging cupboards and space for your bed between. Double glazed bow window with window seat to the front, television point and radiator. En-suite comprising tiled flooring and under floor heating, tiled walls, shower bath with above fitted rain and hand held showers plus screen, close coupled w/c and a hand wash basin with double vanity cupboards below. Chrome heated towel rail, mirrored wall mounted cabinet with touch control light and charging point, down lighting and expel air.

Bedroom

10'8 x 9'1
Another double bedroom fitted to the vendors needs with fitted bookcases to both walls but thoughtfully done with a bed space in between. Double glazed window to the front with fitted blind and radiator.

Third floor landing

Built in storage cupboard and radiator.

Lounge

11'4 x 14'5
This is where the property elevates to another dimension with the lounge having panoramic stunning river views. Whether to impress your

guests or to just chill and enjoy the summer, sailing and river activities from your chair, or from the spacious balcony. It has to be said with these views the winter can be easily as enjoyable, with the varied weather conditions, wildlife or a good storm. This room is open plan to the dining room and this works particularly well offering a modern style of living, with solid wood flooring running into both rooms. Fitted shelving and cupboards to one wall, television point, radiator and a large double glazed window and remote control fitted blind and the aforementioned views. Double glazed double doors again with fitted remote control blinds open from the side out onto the balcony.

Dining room

14'3 x 21
I really cannot imagine a more fantastic outlook to entertain or just enjoy your meals every day, totally stunning views of the river and surroundings. Bags of room for a good size table and chairs, and in the summer double glazed patio doors to leave open and enjoy a drink or two on the balcony, whilst watching the world go by. As mentioned this room has a continuation of the solid wood flooring, radiator and door to the kitchen.

Kitchen

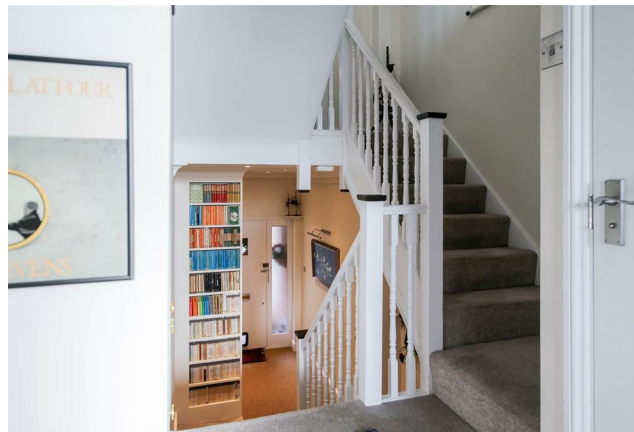
10'9 x 6'8
The kitchen comprises of a range of high gloss white eye level units with under lighting, matching base units and drawers and granite work tops over and splash backs. Integrated fridge/freezer, dish washer and washing machine, inset stainless steel gas hob with above stainless steel extractor and oven below and an inset one and a half sink with granite drainer, water softener and separate drinking water tap. Double glazed window to the rear with fitted blind and the most gorgeous views across the river.

Carport, garage and parking

The property has its own covered carport which leads to the garage, this has an electric rolled door, power and light.

Agents note

We would draw your attention to the rarity of these river fronted properties coming to the open market. This property truly has the most stunning views and if this is your criteria, this is a must view property.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



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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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 (CO₂) 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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Not environmentally friendly - higher CO ₂ emissions		
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