



Kings court, Burnham-On-Crouch CM0 8PP
£275,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

A rare opportunity to purchase a spacious two bedroom semi detached house located within the Kings Wharf Development which sits and faces on to Burnham's beautiful river front. Whether you are looking for a second property or your first home and you love the buzz of and atmosphere of the sailing, shops, restaurants or just the idyllic coastal walks, then this is the home for you.

Presented to a high standard throughout with a wonderful open plan kitchen and dining area, ground floor w/c and two exceptionally good size double bedrooms and shower room (please see our note). Externally the property has a cosy courtyard garden enough to sit out and enjoy through the summer and of course a key for the access and use of the beautiful and well known Kings Wharf communal gardens. The property also has its own allocated parking to the front.

storm porch

Storm porch to main entrance door.

entrance hall

The entrance hallway has a quality laid wood effect laminate floor, under stair storage cupboard, stairs to the first floor and a radiator with decorative cover.

cloak room/wc

The cloakroom has tiled flooring and tiled walls with a hand wash basin, close coupled w/c and expel air.

Kitchen

10'7" x 8'3"

The kitchen, lounge and dining area are open plan to offer a modern style of living but this works particularly well and the combined area as with the property throughout is bright and airy. We have measured the kitchen separate to the lounge and dining area and it comprises of a range of modern white eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset white sink, plumbing for washing machine, space for electric oven with above stainless steel extractor, space for fridge/freezer. The quality wood effect laminate flooring extends from the hallway and there is a radiator and double glazed window to the front.

lounge

16'4" x 14'7"

his is a lovely open plan room again with a continuation of the quality wood effect laminate flooring and a feature fireplace surround with electric pebble flame fire, down lighting, television point, double glazed patio doors to the courtyard and radiator. The dining area within the open plan is ample space for your table and chairs.

landing

Linen cupboard with shelving and lagged water tank and loft access, velux ceiling window in the stairwell which brings in bags of natural light.

bedroom one

12'9" x 11'3"

An excellent size room lovely bright and airy with triple mirrored fitted wardrobes to tone wall, double glazed window to the front and radiator.

bedroom two

11'3" x 8'7"

once again a very good size double bedroom bright and airy with plenty of space for your free standing bedroom furniture, radiator and a double glazed window to the front.

bathroom

PLEASE NOTE there is a void of we estimate 2 feet to the rear of the shower room which potentially subject to professional advice offer the space to have a bath fitted, currently there is a shower cubicle, hand wash basin, close coupled w/c, tiled flooring and walls, expel air and chrome heated towel rail.

court yard garden

The courtyard is ample enough space to sit out and enjoy the hot summer days, laid to patio and as per the vendors photos taken in the summer can be made to be very pretty, fenced boundaries and a side gate to the front.

parking

The property has its own marked allocated parking to the front.

use of kings wharf gardens

Residents of the Wharf have a private key to the Kings Wharf gardens, these are beautifully laid out and kept with a center fountain/pond and have been used in the past for their beauty for wedding fayres.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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