



Regatta Road, Burnham-On-Crouch CM0 8FZ
£210,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

NO ONWARD CHAIN

located on the fringes of Burnham On Crouch but still offering easy access to the high street, shops, restaurants, yacht clubs and railway station linked to London Liverpool Street station.

Situate on the David Wilson Homes development which has plenty of green areas and shortcuts to the picturesque river fronted hamlet of Creeksea, offering gorgeous coastal walks back into Burnham or down to North Fambridge.

This very deceptive from first appearance one bedroom maisonette offers an entrance porch to the first floor accommodation.

A spacious open plan lounge/dining area to the kitchen, an excellent size double bedroom and bathroom.

PLEASE NOTE the property has the benefit of a very good size 40 ft private and very nicely laid out rear garden. In addition it has its own drive with EV point PLEASE ALSO NOTE there is a dropped kerb to the properties side garden that again could be converted into further parking.

Entrance porch/hallway

Entrance door to the porch/hallway with stairs to the first floor landing.

Landing

A spacious landing with loft access, quality laid herringbone flooring, large double utility cupboard with oak panelled doors and plumbing for a washing machine.

Lounge/diner and open plan kitchen.

15'5 x 14'8

This is an excellent size room with grey wood effect flooring, lovely bright and airy from two double glazed windows to the side overlooking the greensward and further double glazed window to the front. Television point, radiator and open plan to the kitchen.

The kitchen has a range of modern white fitted eye level unis with back tiling, matching base units and drawers with complimentary work surfaces over, inset one and a half sink, inset stainless steel gas hob with above extractor and built in stainless steel oven, concealed wall mounted boiler for hot water and heating(not tested) and individual thermostatic control.

Bedroom

11'4 x 10'6

A n excellent size double room double glazed window to the front and side overlooking the greensward, bringing in bags of natural light. Quality fitted herringbone flooring, television point, radiator and individual wall mounted thermostatic control.

Bathroom

Part tiled walls and wood effect grey flooring, panelled bath with above shower and screen ,pedestal hand wash basin, close coupled w/c. Double glazed window to the rear, expel air and radiator.

Rear garden

in excess of 40 ft

The property has an unusually large rear garden, if you love the sun then this should tick the boxes being South facing and private. Commencing with a patio area side laid stepping stones with shingle between, laid to low maintenance Astro Turf with some surrounding planting. There is a nicely laid decked rear sun terrace/entertaining area, close board fenced boundaries, garden shed and secure key locked side gate to the front.

Own drive

The property has its own drive to the side for one vehicle.

Side garden/potential further parking.

PLEASE NOTE the side garden which is laid to lawn with some planting but there is a dropped kerb to the front, offering the option to make a further parking space.



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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