



High Street, Burnham-On-Crouch CM0 8AH
£600,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

A brief history of 61 High Street.

In 1807 the octagonal building was constructed on the site the older church, The Well House. A front gable was added in the late 1800s, but the congregation soon outgrew the space, prompting the construction of a larger chapel further up the road. The Well House was then repurposed as a Drill Hall for the Essex Regiment, with side extensions added for a rifle range. In 1964, the vendor's family purchased the property, and it was converted into a snooker club with a rear extension for a second staircase. This marks the first time the property has been on the market in 60 years.
PLEASE NOTE This really is an iconic Burnham property and although we have compiled a detail which shows various rooms. We do however stress they are not permanent offering the whole building to be reconfigured with advice to your requirements. This wonderful building has so much potential to make into a fantastic family home, run a business or businesses and already has in situ 2/3 shops with tenants to the front.

286 Square metres/3085 square feet

PLEASE DISCUSS further details with the agent, who have a good account of the property, its history and its massive potential.

Entrance to the main hall

29 ext to 39'8 x 30'10 ext to 39'8

There is a recessed entrance leading to the main door, this opens into the original Drill Hall. As you can imagine this is a particularly large area and has various storage cupboards, fire exit to one side and rear access, in addition door to the rear lobby, second staircase to the first floor and the Ladies and Gents toilets.

We are deliberately not mentioning too much detail in all the rooms, as we have made note that the whole building is totally versatile, as depicted in the photography.

Shop one

12'2 x 11'3 & store room 10'4 x 11'5

Both the shops which currently have tenants are to the front facing the high street and ether side of the

main entrance. There is a good size front window, side window and door, wood effect flooring and door to a good size store room.

Shop two

10'4 x 10'4 plus 12'7 x 8'8

The second shop is split into two functioning sops with the first area having a good size front window, side window and door. Open plan to the second part of the shop which again has a good size front window and door.

There is a small inner hallway, door to the main entrance, door to a hand wash basin and separate w/c.

Rear lobby, staircase two and toilets

The rear lobby, second staircase and toilets were a later addition to the property, offering access to the rear, stairs to the first floor and Ladies and Gents toilets.

Main stairs to the first floor.

First floor Lounge

22'5 x 13'4

PLEASE NOTE we have highlighted although we are mentioning specific areas as rooms, these are stud work walls and offer the opportunity to use and configure to your own requirements. There are however some fantastic original features particularly with Cathedral style original windows that will deserve professional preservation. Original large center Cathedral style window with two smaller matching windows ether side, plus two further matching windows to ether flank.

Kitchen/dining area

22'5 max x 13'4

An irregular shape room with a kitchen space with a range of cream eye, base and drawer units with tiled work surfaces over. Space for a gas oven, space for a fridge/freezer, plumbing for washing machine and a one and a half sink.

Bedrooms

PLEASE NOTE we are listing these as bedrooms but they are all stud plaster boarded walls, which can easily be removed.

Bedroom

10'3 reduc to 8'8 x 5'3

This room only has a small light window onto the landing.

Bedroom

12'2 x 6'9

With a cathedral style window to the side.

Bedroom

12'7 x 9'2

Sash window to the side.

Bedroom 14 x 11 reduc to 5'3

Irregular shaped room with a sash window to the side.

Bathroom

Tiled flooring, walk in double shower cubicle, hand wash basin with double vanity cupboards, close coupled w/c and a window to the side.

Rear courtyard

PLEASE NOTE this area is a good size and currently fenced off. We are informed from the vendor that this can be used for parking and they have an



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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