

Paul Mason Associates



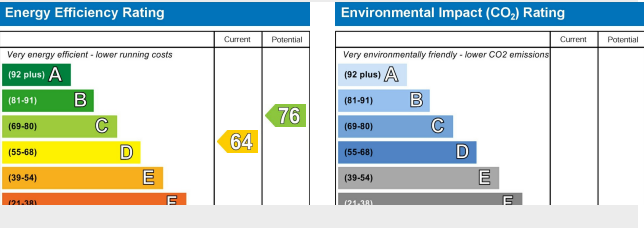
Station Road, Burnham-On-Crouch, CM0 8HF  
Guide price £300,000

- Beautifully Presented Period Property
- Open Plan Kitchen/Dining Room/ Family Room
- Benefitting From A Side Extension
- Generous Entrance Hall
- Three Double Bedrooms
- Recently Re-Fitted Family Bathroom
- Recently Re-Fitted Cloakroom/Utility Room
- Parking To Front & Side For Two Cars
- Brand New Flooring Throughout
- Private and Secluded Rear Garden Recently Re-Landscaped

This stunning, thoughtfully renovated period property is conveniently situated in the heart of Burnham-On-Crouch. This historic town is located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

The accommodation comprises a generous entrance hall with beautiful exposed brickwork, a refitted cloakroom/utility room with hard tile flooring and a wonderful open plan family room with a bespoke refitted kitchen finished in farrow and ball paint in the shades Ammonite grey and Hague blue. Within this open space, there is also a dining area and lounge area with skylights above and a bar area. The inner hall benefits from two storage cupboards, and provides access to three double bedrooms and a stunning refitted bathroom suite with a freestanding bath and a shower over.

Externally, to the rear the property is a private, secluded and relandscaped garden with a modern porcelain grey patio tiles. To the front, there is off-road parking for two vehicles and access to this lovely ground floor maisonette which benefits highly from owning 50% of the freehold.





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

5.7m x 4.3m (18'8" x 14'1")

#### Bike Storage

2.0m x 1.5m (6'6" x 4'11")

#### Cloakroom/Utility Room

1.8m x 1.4m (5'10" x 4'7")

#### Kitchen/Family Room

6.6m x 3.3m (21'7" x 10'9")

#### Inner Hallway

3.3m x 2.5m (10'9" x 8'2")

#### Bedroom One

3.9m x 3.4m (12'9" x 11'1")

#### Bedroom Two

3.4m x 3.3m (11'1" x 10'9")

#### Bedroom Three

3.7m x 2.4m (12'1" x 7'10")

#### Family Bathroom

2.2m x 2.2m (7'2" x 7'2")

### EXTERIOR

#### Rear Garden

#### Frontage

#### Parking

### 50% Freehold

A "50% freehold" in the context of property ownership means that you and another individual or group own the freehold of a property together, with each party holding a 50% share of the freehold title. This typically applies to flats or apartments where multiple owners share ownership of the building and land, rather than outright ownership as with a traditional freehold. Al.

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text,

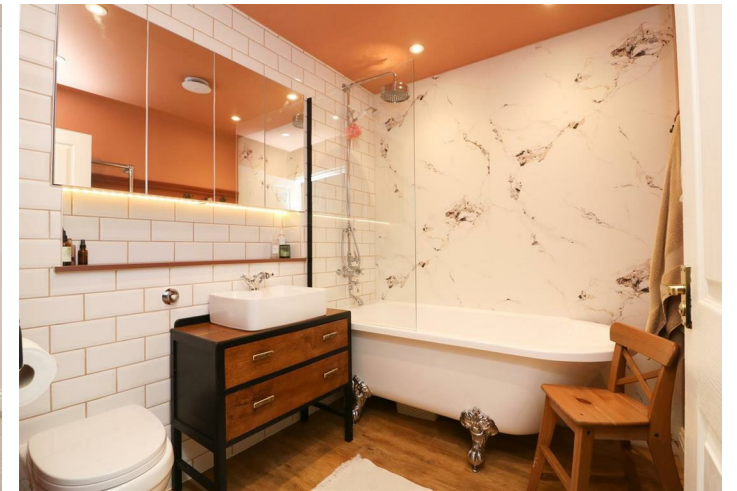
photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Floor Plan





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

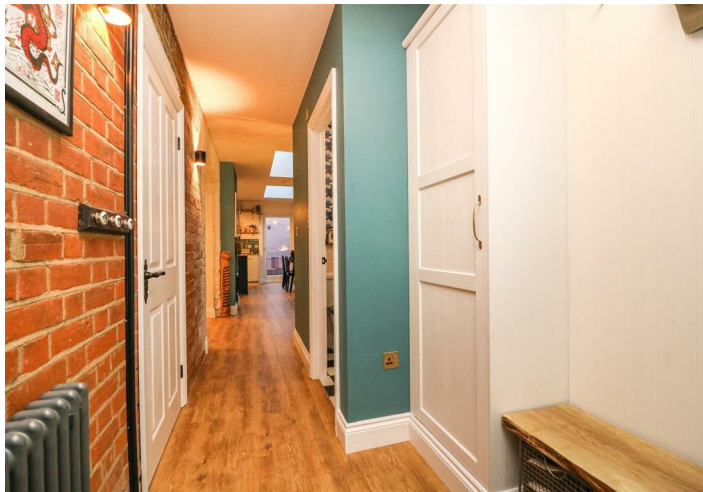
Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

