



High Street, Burnham-on-Crouch, Essex CM0 8AH  
Price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*PROMINENT HIGH STREET POSITION\*\*** Believed to have origins dating back to the 1700's and bursting at the seams with an array of charm and character throughout is this wonderful cottage occupying an enviable position centrally within Burnham's historic High Street and Conservation Area. This charming residence sits within a stone's throw of a vast array of local, independent shops, restaurants, public houses and the banks of the River Crouch, therefore enjoying easy access to sailing & yacht clubs as well as it's stunning marina & country park. Extended, well presented and deceptively spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a dining room, fitted kitchen, further inner hallway/lobby leading to a cloakroom/utility and then on to an impressively sized living room at the rear. A staircase then leads up to the first floor where a landing area provides access to a family bathroom and four bedrooms, one of which is complimented by an en-suite shower area and balcony overlooking the rear garden. Externally the property enjoys a well presented and established rear garden extending to just under 65' in depth while the frontage affords a small low maintenance gated access. Properties of this most unique and individual nature are rare to the market, therefore an early inspection is strongly advised. Energy Rating E.

## FIRST FLOOR:

### LANDING:

Access to loft space, 3 small narrow storage cupboards, staircase down to ground floor, doors to:

### MASTER BEDROOM:

10'7 x 10'1 (3.23m x 3.07m)

Double glazed sliding doors opening onto paved balcony at rear, extensive range of built in wardrobes, wood effect floor, accessed via corridor with further built in wardrobes which opens to:

### EN-SUITE:

Three piece white suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor.

### BEDROOM 2:

13'3 x 13' > 11'4 (4.04m x 3.96m > 3.45m)

Two windows to front, radiator, built in wardrobe, wood effect floor.

### BEDROOM 3:

9'1 x 8'8 (2.77m x 2.64m)

Window to front, radiator, wood effect floor.

### BEDROOM 4:

11'3 x 8'7 (3.43m x 2.62m)

Windows to rear, radiator, wood effect floor.

### FAMILY BATHROOM:

Obscure sash window to rear, radiator with towel rail attachment, 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled WC and wash hand basin set on vanity unit set on vanity unit with storage cupboard below, tiled walls and floor, further access to loft space.

## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure stained glass entrance door to front, radiator, large built in storage cupboard, staircase to first floor, doors to:

### DINING ROOM:

13'4 x 10'10 (4.06m x 3.30m)

Two windows to front, radiator, fireplace with inset gas burner with display mantle over, wood effect floor, steps down into:

### KITCHEN:

11'2 x 10'6 (3.40m x 3.20m)

Double glazed window, extensive range of 'Shaker' style wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, Range cooker to remain with extractor over, space and plumbing for fridge/freezer and dishwasher, part tiled walls, tiled floor.

### CLOAKROOM/UTILITY:

10'11 x 5'2 (3.33m x 1.57m)

Two obscure glazed windows to side, radiator, 2 piece white suite comprising wash hand basin set on vanity unit with storage cupboard below and close coupled WC, space and plumbing for washing machine, built in storage cupboard, tiled floor.

### LOBBY:

Entrance doors either side, tiled floor, door to:

### LIVING ROOM:

19'9 x 13'7 (6.02m x 4.14m)

Double glazed French style doors opening onto rear garden, windows to side, radiator, open fireplace with display mantle over.

## EXTERIOR:

## REAR GARDEN:

Measuring just under 65' in depth commencing with a raised decked seating area leading to remainder which is predominantly laid to lawn with established beds to borders and a path leading to paved area at the rear which houses two storage sheds and a side access gate.

## FRONTAGE:

Small low maintenance frontage with gated access leading to front entrance door.

## TENURE & COUNCIL TAX BAND:

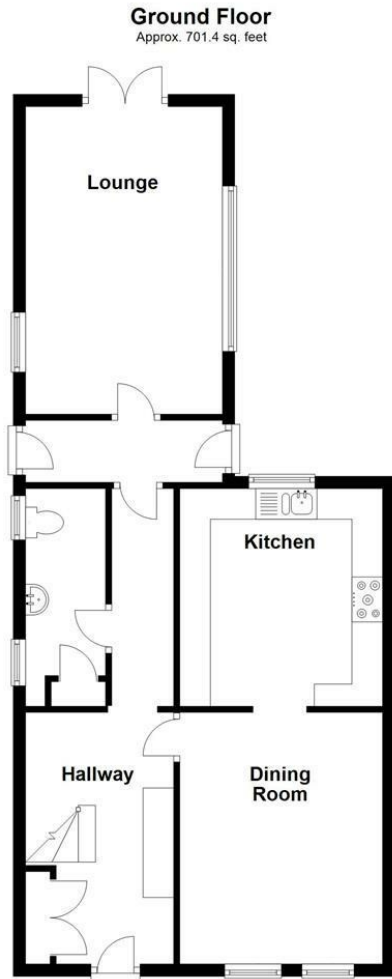
This property is being sold freehold and is Tax Band E.

## BURNHAM ON CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

## AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Total area: approx. 1323.0 sq. feet

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