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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



3 Chapel Road, Burnham-on-Crouch, Essex CM0 8JB Price £310,000

****SOUGHT AFTER CENTRAL ROAD**** Positioned favourably along one of Burnham's most sought after turnings in the centre of the town is this improved and deceptively spacious three storey property. The property is located in an enviable position within walking distance to Burnham's historic High Street and it's array of shops, pubs, restaurants and yacht clubs in addition to the picturesque frontage of the River Crouch. Deceptively spacious living accommodation commences on the ground floor with a bay fronted living room leading to an impressive refitted kitchen/diner with integrated appliances and a rear lobby area providing access to a refitted family bathroom at the rear. The remaining living accommodation is spread over two further floors with three well proportioned double bedrooms and spacious shower room. Externally, the property offers a low maintenance rear garden. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating C.



SECOND FLOOR:

LANDING:

Double glazed sash window to side, staircase down to first floor, doors to:

BEDROOM: 11'1 x 10'5 (3.38m x 3.18m)

Double glazed sash window to front, radiator, three piece white suite in wardrobe.

BEDROOM: 11'1 x 10'5 (3.38m x 3.18m)

Double glazed sash window to rear, radiator.

FIRST FLOOR:

LANDING:

Radiator, staircase to second and ground floors, doors to:

BEDROOM: 11'1 x 10'5 (3.38m x 3.18m)

Double glazed sash window to front, radiator, two built in double wardrobes.

SHOWER ROOM: 10'5 x 8'8 (3.18m x 2.64m)

Double glazed sash window to rear, radiator, three piece white suite comprising fully tiled walk-in shower with overhead and handheld attachments and glass screen, wash hand basin set on vanity unit with storage cupboard below and tiled splashback and close coupled wc, wall mounted cabinet, part tiled walls, wood effect floor, extractor fan.

GROUND FLOOR:

LIVING ROOM: 13'3 > 10'11 x 10'5 (4.04m > 3.33m x 3.18m)

Double glazed bay sash window to front, composite entrance door to front, radiator, cast iron fireplace with display mantle over, wood effect floor, door to:

KITCHEN/BREAKFAST ROOM: 13'11 > 10'10 x 10'5 (4.24m > 3.30m x 3.18m)

Double glazed window to rear, radiator, refitted kitchen with extensive range of 'Shaker' style wall and base mounted storage units and drawers, solid wood work surfaces with inset white ceramic sink unit, built in 5-ring gas hob, built in eye level double oven, integrated fridge, dishwasher and wine fridge, part tiled walls, wood effect floor, door to:

REAR LOBBY:

Double glazed window and door to side, wood effect floor, door to:

FAMILY BATHROOM: 9' x 5'10 (2.74m x 1.78m)

Obscure double glazed window to side, refitted three piece white suite comprising panelled bath with mixer tap and shower over with both handheld and overhead attachments, wash hand basin set on vanity unit with storage cupboards and drawers below and wc with concealed cistern, tiled walls, wood effect floor, full height cupboard housing boiler.

EXTERIOR:

GARDEN: 32' deep (9.75m deep)

Commencing with a low maintenance paved patio area with access to utility room with space and plumbing for washing machine and integrated freezer to remain. Remainder of garden is again paved throughout, pedestrian access to side.

FRONTAGE:

Small low maintenance frontage with dwarf picket fence to boundary.

TENURE & COUNCIL TAX:

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

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.



GROUND FLOOR 1ST FLOOR 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 10/24

