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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



St Marys House High Street, Burnham-on-Crouch, Essex CM0 8BE Price £299,950

****TWO STOREY APARTMENT IN MOST SOUGHT AFTER CENTRAL POSITION**** Located in this historic Grade II Listed building on Burnham's sought after High Street quite literally within a stone's throw of the River Crouch is this improved, well presented and deceptively spacious three bedroom two storey apartment. The accommodation commences on the ground floor with an entrance porch and hallway leading to a living/dining room, kitchen and study/bedroom. The first floor then offers an airy landing area leading to two further double bedrooms as well as a refitted family bathroom. The property also offers an allocated parking space within a walled courtyard and the property is accessed via the building's attractive atrium. The apartment is being sold with a share of the building's freehold, please refer to agents notes for further information on this. Positioned in the most favoured of central locations, the property offers easy access to local shops, pubs, restaurants and also Burnham's railways station which offers direct links into London Liverpool Street. Only by viewing can you fully appreciate the size and location that this unique property has to offer. Energy Rating E.



ENTRANCE:

The property is accessed through a communal atrium area leading to:-

PORCH:

Glazed entrance door, wood effect flooring, double doors to:-

HALL:

Continuation of wood effect flooring, door to:-

LIVING/DINING ROOM: 12'9 x 12'9 (3.89m x 3.89m)

Two windows, radiator, staircase to first floor, doors to:-

STUDY/BEDROOM: 8'7 x 6'6 (2.62m x 1.98m)

Window, radiator.

KITCHEN: 12'3 x 5'8 (3.73m x 1.73m)

Window, range of matching white gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring gas hob with extractor hood over and oven below, space and plumbing for fridge, freezer and washing machine, matching breakfast bar, part tiled walls, wood effect flooring.

FIRST FLOOR:

LANDING:

Double glazed Velux window, staircase down to ground floor, doors to:-

BEDROOM: 13'7 max x 11'11 max (4.14m max x 3.63m max)

Window, radiator.

BEDROOM: 14'3 x 6'8 (4.34m x 2.03m)

Window, radiator.

FAMILY BATHROOM:

Velux window, radiator, refitted three piece white suite comprising panelled bath with mixer tap and shower over, close coupled WC and wash hand basin set on a vanity unit with storage cupboard below, part tiled walls.

EXTERIOR:

PARKING:

To the rear of the building is a walled shared courtyard with allocated parking space for one vehicle.

TENURE INFORMATION:

The property is being sold with part ownership of the building's freehold and any purchaser will become a shareholder in the building's management company. Current lease is 199 years from September 1980 (although as joint freeholder this will not be an issue going forward). We are advised by the Vendor that current fees are set at approximately £800-£1000 pa. No ground rent is charged.

COUNCIL TAX:

This property is Council Tax Band B.

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 Creekeasea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

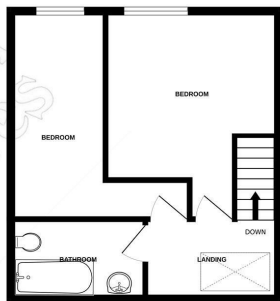
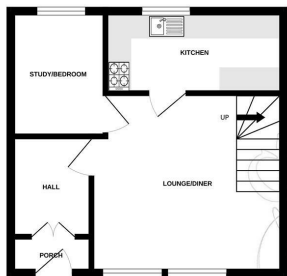
AGENTS NOTES:

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2024

