



Coronation Road, Burnham-on-Crouch , Essex CM0 8HW  
Guide price £500,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £500,000 - £525,000\*\* \*\*STUNNING WATERSIDE POSITIONED TOWNHOUSE\*\*** Set towards the end of a quiet cul-de-sac with steps leading up to the Quayside of the River Crouch, where tranquil coastal walks can be enjoyed is this conveniently positioned residence ideal for Burnham's picturesque Country Park and historic High Street with it's array of local amenities, pubs and restaurants. The property was built in 2014 and offers wonderfully spacious and extended living accommodation measuring approximately 1500 sq ft (141 sq meters) and is spread over four floors, commencing with an entrance hall with access into an inner lobby which in turn provides access to a garage/store room impressive refitted kitchen/entertaining area room. A staircase then leads up to the first floor where it enjoys balconies to both the front and rear with living areas comprising a living room and stunning refitted kitchen with integrated appliances which opens to a dining area at the rear. The remaining two floors of the property then provide access to three double bedrooms, all of which are complimented by en-suite bath/shower rooms. Externally, the property enjoys an attractive, landscaped and manageable garden to the rear while a small low maintenance frontage provides access to the aforementioned garage/store room. In addition to this luxury accommodation, further benefits include under floor heating to the first floor while the property has also been stylishly redecorated throughout by the present owners and has had recently fitted carpets installed. To fully appreciate the deceptively spacious living space and standard of accommodation on offer in addition to this most sought after position, an early inspection is strongly advised. Energy Rating C.





## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure double glazed entrance door to side with storm porch over, radiator, staircase to first floor, door to inner lobby which in turn provides access to:-

### GARAGE/STORE: 13'5 x 9'8 (4.09m x 2.95m)

Storage area with doors to front and power and light connected.

### KITCHEN/DINER/ENTERTAINING AREA: 18'6 x 8'6 (5.64m x 2.59m)

Wide opening doors to rear opening on to garden, kitchen area comprising a range of matching 'Shaker' style wall and base mounted storage units and drawers, work surface with inset single bowl sink unit, built in four ring electric hob with tiled splash back and oven below, integrated washing machine, access to boiler room containing wall-mounted combination boiler and pressurised hot water storage tank.

## FIRST FLOOR:

### LANDING:

Double glazed window to side, built in storage cupboard, staircase to ground and second floors, doors to:

### CLOAKROOM:

Double glazed Velux window, 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset downlights, extractor fan.

### KITCHEN/DINER: 17'7 x 6'2 < 8'10 (5.36m x 1.88m < 2.69m )

Stunning refitted kitchen with extensive range of wall and base mounted storage units and drawers, quartz work surfaces with inset 1 ½ bowl sink unit with drainer grooves to side, built in 4-ring electric induction hob with extractor over and oven/grill below, integrated fridge/freezer, dishwasher and microwave oven, inset downlights, opening onto dining area with double glazed bi fold doors opening onto balcony at rear, tiled floor, inset downlights, open to:

### LIVING ROOM: 13'9 x 11'8 (4.19m x 3.56m )

Double glazed French style doors opening onto balcony at front of property, 2 double glazed windows to front, timber floor.

## SECOND FLOOR:

### LANDING:

Double glazed window to side, radiator, staircase to first and third floors, built in storage cupboard, doors to:

### BEDROOM: 10'7 x 7'10 (3.23m x 2.39m )

Double glazed window to rear, radiator, door to:

### EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, refitted white suite comprising panelled bath with mixer tap, dual function shower and glass screen, wash hand basin set on vanity unit with storage cupboard below and WC with concealed cistern, wall mounted cabinet, part tiled walls, wood effect floor, inset downlights, extractor fan.

### BEDROOM: 11'9 x 10'10 (3.58m x 3.30m )

Double glazed French style doors opening onto glass Juliet Balcony, radiator, large built in double wardrobe, door to:

### EN-SUITE:

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset downlights, extractor fan.

## THIRD FLOOR:

### BEDROOM: 22'11 x 9'8 max: (6.99m x 2.95m max:)

Double glazed window to front, double glazed Velux window to side, radiator, 2 built in wardrobes, staircase down to second floor, inset downlights, doors to:

### EN-SUITE:

Double glazed Velux window to side, chrome heated towel rail, refitted 3 piece white suite comprising fully tiled walk-in dual function shower with sliding glass door and screen, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, 2 built in eaves storage cupboards, wood effect floor, tiled walls, inset downlights, extractor fan.

## EXTERIOR - REAR GARDEN:

Commencing with a partially covered paved seating area leading to remainder the centre of which is artificially turfed with raised beds to borders and a raised decked seating area at the rear screened by fencing to all boundaries, external lighting and water tap, side access gate leading to:-

## FRONTAGE:

Small low maintenance frontage with block paved driveway providing access to garage, side access path and gate leading to rear garden, retained by hedgerow to boundary.

## ADDITIONAL FEATURES:

The property offers underfloor heating to the first floor.

## TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band D.

## 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 7,500 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:

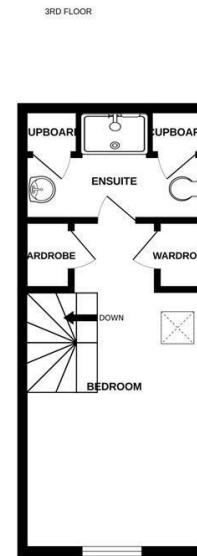
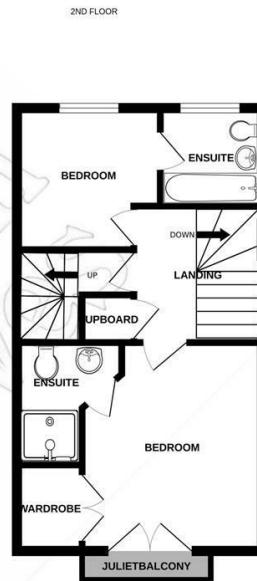
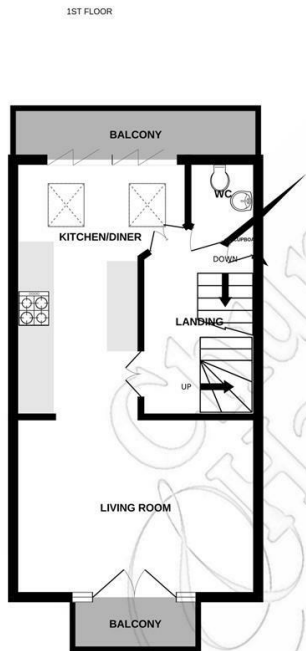
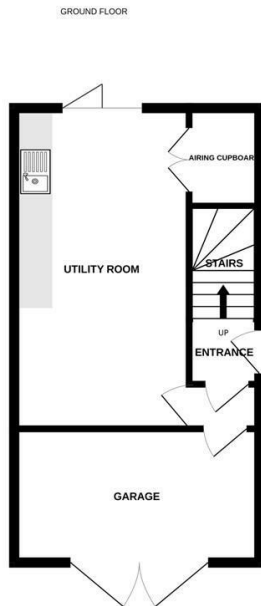
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.  
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