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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 10 Tattersalls Chase, Southminster, Essex CM0 7EG Price £170,000

**\*\*NO ONWARD CHAIN\*\*** Situated within a stone's throw of Southminster's railway station which boasts direct links into London Liverpool Street is this spacious second floor apartment. The property is offered with **NO ONWARD CHAIN** and represents an ideal first time or investment purchase with accommodation comprising a good sized entrance hall leading to two spacious bedrooms, one of which has the benefit of a built in wardrobe, refitted bathroom, lounge/diner and kitchen with appliances to remain. Externally are well kept communal areas and both allocated and visitors parking. Viewing is strongly advised. Energy Rating C.





COMMUNAL ENTRANCE:

Solid wood entrance door, communal hallway with stairs up to:-

ENTRANCE:

Solid wood entrance door, window to rear, telephone entry system, built in storage cupboard, door to:-

HALL:

Electric storage heater, airing cupboard housing hot water cylinder, access to loft space, doors to:-

BEDROOM ONE: 11'8 x 8'9 (3.56m x 2.67m)

Double glazed window to front, electric storage heater, built in double wardrobes.

BEDROOM TWO: 7'6 x 6'9 (2.29m x 2.06m)

Double glazed window to rear, electric storage heater, wood effect flooring.

FAMILY BATHROOM:

Window to rear, three piece white suite comprising panelled bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin, tiled walls and floor, inset down lights.

LOUNGE/DINER: 12'4 x 6'8 (3.76m x 2.03m)

Double glazed window to front, electric storage heater, doorway to:-

KITCHEN: 7'7 x 6'8 (2.31m x 2.03m)

Double glazed window to rear, matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring induction hob with extractor over and oven below, fridge/freezer and washing machine to remain, part tiled walls.

EXTERIOR:

COMMUNAL GARDENS:

Mainly laid to lawn with attractive trees interspersed, access to communal bin area and:-

PARKING:

One allocated parking space in addition to further visitors parking.

LEASE DETAILS:

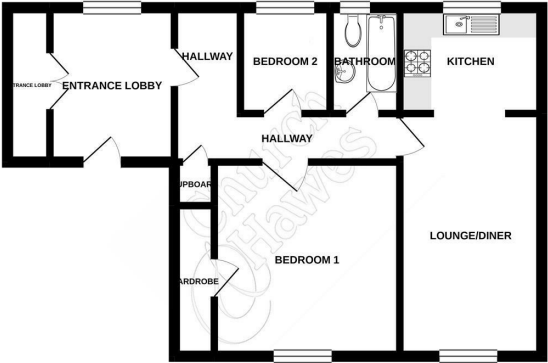
The Lease is 125 years from 1988.  
The Maintenance Charge is TBC.  
The Ground Rent is around £200.00 a year (TBC).  
Council Tax Band B.

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.

SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, rooms, yards and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used as a basis for any legal proceedings. No liability is accepted for any error, omission or misstatement. Map data ©2025

