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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## Curlew House, Alamein Road, Burnham-On-Crouch, Essex CM0 8GH Price £145,000

**\*\*NO ONWARD CHAIN\*\*** Representing an ideal first time or investment purchase, is this well presented ground floor apartment positioned centrally within walking distance of Burnham's historic High Street, shops, river frontage and railway station which offers direct links into London Liverpool Street. Living accommodation commences with a communal entrance leading to a hallway which in turn provides access to a bay fronted living room, double bedroom, kitchen and refitted bathroom. Externally, the property enjoys communal gardens and allocated parking to the rear. Viewing is strongly advised. Energy Rating C.





**COMMUNAL ENTRANCE:**  
Part glazed solid wooden entrance door to front, entrance door to apartment.

**HALL:**  
Wood effect flooring, doors to:

**BATHROOM: 7'11 x 6'10 (2.41m x 2.08m )**  
Three piece white suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin, fully tiled walls and flooring, heated chrome towel rail, extractor fan, spotlights.

**LIVING ROOM: 13'5 x 12'2 (4.09m x 3.71m )**  
Double glazed bay window to front, radiator, wood effect flooring, doors to:

**BEDROOM: 10'4 x 10'2 (3.15m x 3.10m )**  
Double glazed window to rear, radiator, fitted wardrobes and cupboards, wood effect flooring.

**KITCHEN: 10'1 x 6'9 (3.07m x 2.06m )**  
Double glazed window to rear, single drainer stainless steel sink unit set in roll edged work surface, 4 ring gas hob, fitted wall and base mounted storage units, space and plumbing for washing machine and space for fridge/freezer, tiled splashbacks.

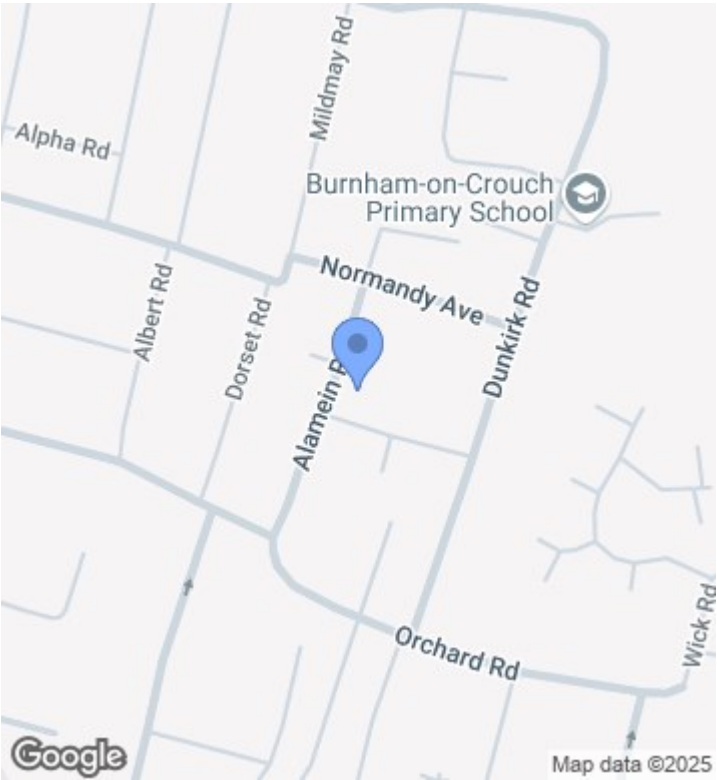
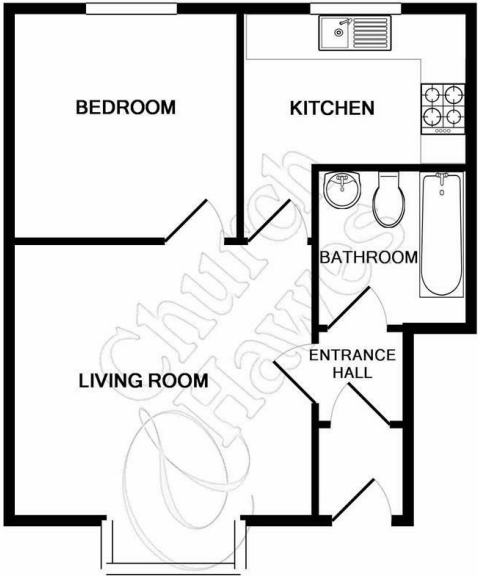
**EXTERIOR:**  
Communal gardens to the front of the flat with allocated parking and ample visitor parking spaces.

**LEASE DETAILS:**  
We understand from our client that the original lease was for 99 years and commenced approx. 12 years ago (2013).  
Ground Rent - £100 per annum.  
Service/Maintenance Charge - £45 per calendar month.

**COUNCIL TAX BAND:**  
Tax Band B.

**BURNHAM-ON-CROUCH**  
The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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