



Ship Road, Burnham-on-Crouch , Essex CM0 8JX
O.I.E.O £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****NO ONWARD CHAIN**** Positioned favourably in the heart of Burnham, just off its historic High Street, is this recently built detached property offering stunning living accommodation throughout. The home occupies a prime position within walking distance of the High Street, river frontage, pubs, restaurants, post office, supermarket and railway station, which provides direct links to London Liverpool Street.

The ground floor features a wonderful, light and airy living room with access to a ground floor cloakroom and an opening to the rear leading to an impressive refitted Shaker-style kitchen/diner with integrated appliances.

The first floor is equally impressive, offering a spacious landing area leading to two double bedrooms and a superb family bathroom with a four-piece white suite.

Externally, the property benefits from a low-maintenance rear garden, while off-road parking is available to the side of the house for two vehicles via a block-paved driveway.

Due to the individual nature of this property and its excellent central position, early viewing is strongly advised. Energy Rating B.



FIRST FLOOR:

LANDING:

Access to loft space, solid oak staircase down to ground floor with double glazed window to rear, engineered oak floor, doors to:

BEDROOM 1: 12'1 x 12'1 (3.68m x 3.68m)

Two double glazed windows to front and one to side, inset downlights, air conditioning/heater unit, engineered oak floor, open to recessed area ideal for desk unit.

BEDROOM 2: 12' x 9' (3.66m x 2.74m)

Double glazed windows to side, engineered oak floor, inset downlights, air conditioning/heater unit.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 4 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, free standing roll top bath with mixer tap attachment, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

LIVING ROOM: 21'6 x 13'7 (6.55m x 4.14m)

Part obscure glazed composite entrance door with side light window, 2 double glazed windows to front, built in storage cupboard, staircase to first floor, wood floor, air conditioning/heater unit, door to cloakroom, open plan to kitchen/diner, inset downlights.

CLOAKROOM:

Two piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, part tiled walls, tiled floor, inset downlights, extractor fan.

KITCHEN/DINER: 21'1 max x 15'10 > 8'7 (6.43m max x 4.83m > 2.62m)

Double glazed bifold doors off dining area opening to rear garden, double glazed windows to side and rear from kitchen, refitted kitchen comprising extensive range of matching 'Shaker' style wall and base mounted storage

units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer composite sink unit, built in 4-ring electric hob, built in eye level double oven, integrated fridge/freezer, dishwasher and washing machine, air conditioning/heater unit, storage cupboard housing boiler, continuation of wood floor.

EXTERIOR - REAR GARDEN:

Low maintenance courtyard garden which is paved throughout, timber summer house/storage shed, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:

Block paved driveway providing off road parking for 2 vehicles to side, access gate into rear garden.

TENURE & COUNCIL TAX:

The property is being sold freehold and the council tax band is to be confirmed.

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, independent 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.

MOENY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

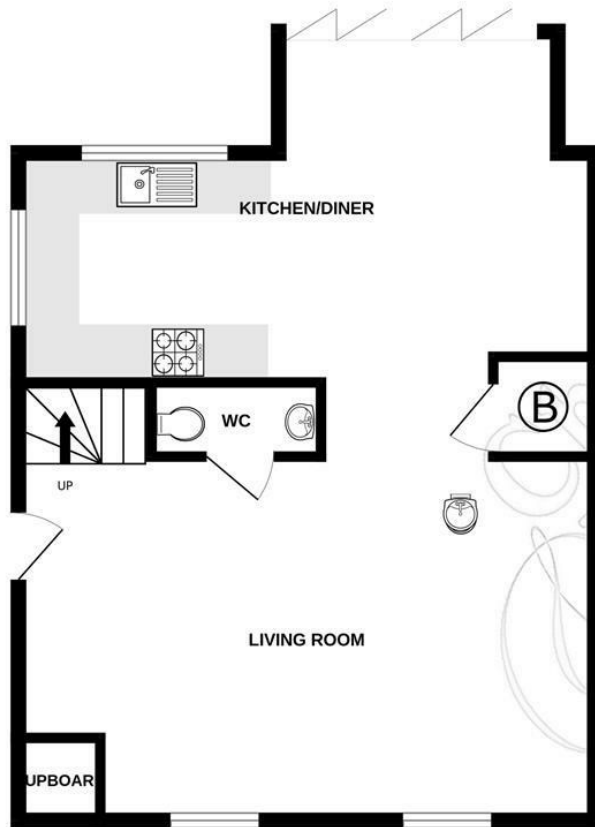
AGENTS NOTES:

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.

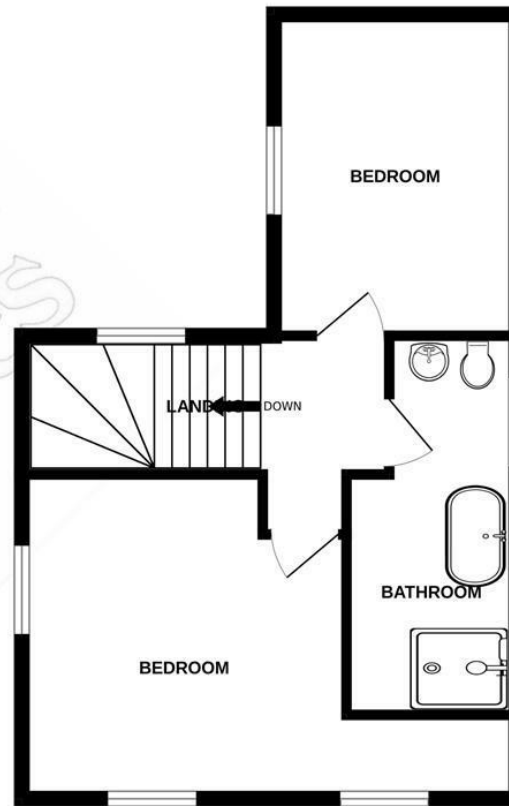




GROUND FLOOR



1ST FLOOR



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