



**Church
Hawes**
churchandhawes.com

Leslie Park, Burnham-on-Crouch , Essex CM0 8SY
Price £249,995

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN

A beautifully extended and substantially renovated one-bedroom terraced home, ideally positioned on the edge of Burnham-on-Crouch and within easy walking distance of the historic High Street, River Crouch, local pubs, shops, supermarket, post office and mainline railway station, offering direct links to London Liverpool Street.

The stylish accommodation comprises an entrance area leading into an impressive refitted kitchen/diner with a range of integrated appliances, a modern shower room and a spacious rear living/garden room. Upstairs, the generous landing provides two useful storage cupboards and access to a large double bedroom and luxurious refitted family bathroom.

Externally, the property benefits from a low-maintenance rear garden with storage shed, off-road parking to the rear and an additional storage cupboard/shed to the front.

Further benefits include a fully replaced central heating system with combination boiler, replacement double glazing throughout and an EPC rating of C.

An excellent choice for first-time buyers, investors or those looking for a comfortable, low-maintenance home in a convenient location. Early viewing is strongly advised.



FIRST FLOOR:**LANDING:**

Storage cupboard and airing cupboard housing combination boiler.

BEDROOM: 11'1 x 9'7 (3.38m x 2.92m)

Built in wardrobe.

BATHROOM:

Refitted three piece white suite.

GROUND FLOOR:**ENTRANCE:**

Open to:

KITCHEN/DINING: 14'11 x 14'2 > 11'3 (4.55m x 4.32m > 3.43m)

Refitted kitchen with integrated appliances and dining area, leading to:

SHOWER ROOM:

Refitted three piece white suite.

LIVING/GARDEN ROOM: 13'1 > 10'2 x 10'3 (3.99m > 3.10m x 3.12m)

French style door opening onto:

EXTERIOR - REAR GARDEN:

Porcelain tiled seating area, artificially turfed, planted bed to side, storage shed, exterior power socket and cold water tap, rear access gate leading to:

PARKING:

Allocated parking for 1 vehicle at rear of property.

FRONTAGE:

Path leading to entrance door, access to storage cupboard.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band B.

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.

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.

BURNHAM-ON-CROUCH:

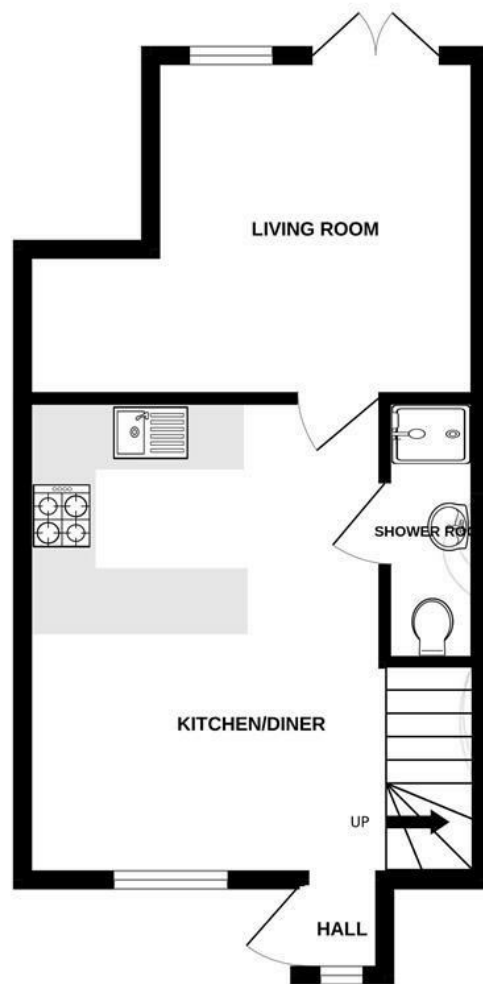
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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.

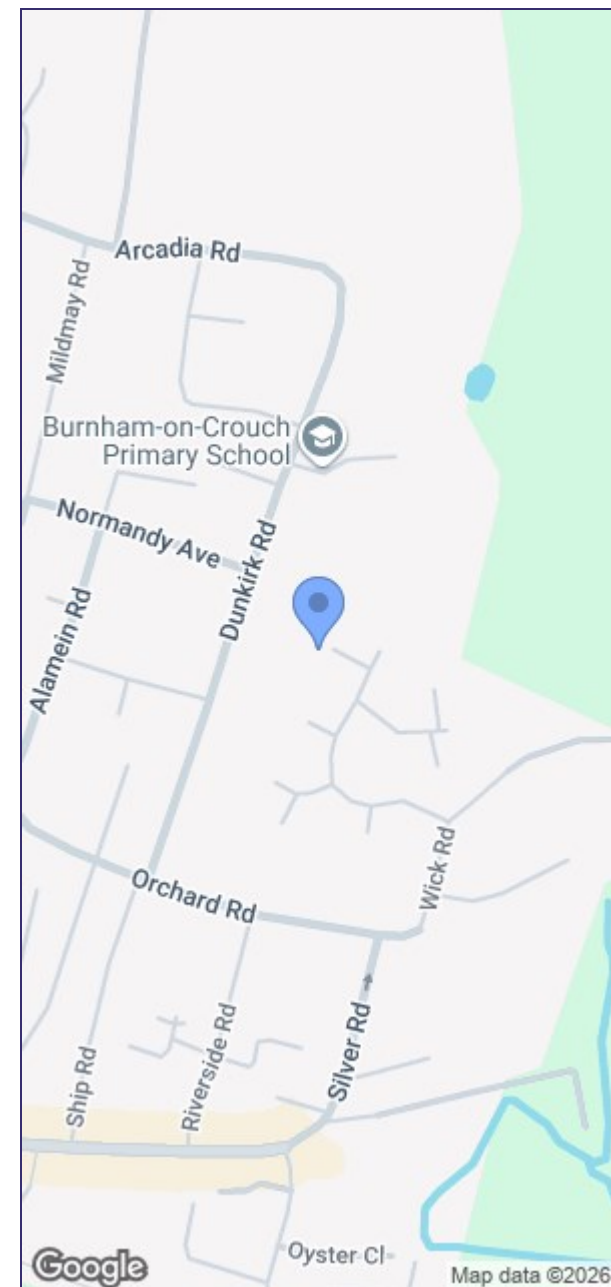




GROUND FLOOR



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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