



Coronation Road, Burnham-on-Crouch , Essex CM0 8HW
Price £435,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

REDUCED FOR QUICK SALE. A unique opportunity to acquire this superbly presented four storey town house located within a stone's throw of the Quayside and River Crouch. The deceptive and versatile accommodation comprises third floor master suite with en-suite shower room and fold out balcony offering distant views across the river, 2 further bedrooms both with en-suites on the second floor, first floor lounge with terrace balcony, well appointed kitchen/breakfast room and cloakroom. Externally there is a block paved driveway providing off road parking for up to 3 vehicles, a low maintenance westerly facing rear garden and single garage with doors to front and rear. A must view property which can only be fully appreciated by an internal inspection. EPC Rating C.



THIRD FLOOR: 22'11" x 9'8" (6.99 x 2.95)

Double glazed window to front, double glazed Velux fold out balcony with fitted blinds, views across park and River Crouch, radiator, 2 built in wardrobes/storage cupboards, spotlights, door to:

EN SUITE: 9'7" x 6'4" (2.92 x 1.93)

Velux window to side, heated chrome ladder towel rail, 3 piece white suite comprising close coupled wc, wall hung wash hand basin with drawer under, fully tiled double shower cubicle with sliding glass doors, fully tiled walls and flooring, shaver point, extractor fan, access to eaves storage cupboard.

Return balustrade staircase to:

SECOND FLOOR:**BEDROOM 2: 11'9" x 10'10" (3.58 x 3.30)**

Fully glazed Juliette balcony with glass balustrade to front, radiator, double built in storage cupboard, door to:

EN SUITE:

3 piece white suite comprising shower cubicle with glass sliding doors, close coupled wc, wash hand basin set in storage vanity cupboard, part tiled walls, shaver point, extractor fan, heated chrome ladder towel rail.

BEDROOM 3: 10'8" x 7'10" (3.25 x 2.39)

Double glazed window to rear, radiator, door to:

EN SUITE BATHROOM: 7'5" x 5'6" (2.26 x 1.68)

Obscure double glazed window to rear, 3 piece suite comprising panelled bath, close coupled wc, pedestal wash hand basin, part tiled walls, tiled flooring, heated chrome ladder towel rail.

LANDING: 9'9" x 6'6" (2.97 x 1.98)

Built in storage cupboard, radiator, balustrade staircase to:

FIRST FLOOR:**KITCHEN/BREAKFAST ROOM: 13'11" x 6'3" (4.24 x 1.91)**

Single drainer circular sink unit set in roll edged work surface, 4 ring ceramic hob with chimney style extractor

hood over and stainless steel splash back with single oven below, good range of high gloss fitted wall and base mounted units, drawer pack, integrated dish washer, washing machine and fridge/freezer, tiled splash backs, upstands, wall mounted breakfast bar, tiled flooring, under floor heating, opening to:

LOUNGE: 13'10" x 11'9" (4.22 x 3.58)

Double glazed double doors with lights either side opening to decked balcony with glass balustrade for views across the River Crouch, under floor heating, door to landing.

CLOAKROOM:

Obscure double glazed window to rear, 2 piece suite comprising close coupled wc, pedestal wash hand basin, part tiled walls, underfloor heating, tiled flooring.

LANDING: 17'8" x 7'3" (5.38 x 2.21)

Double glazed window to rear, balustrade staircase to:

GROUND FLOOR - ENTRANCE LOBBY:

Part glazed entrance door to side, radiator.

EXTERIOR - FRONT:

Approached via an independent block paved driveway providing off road parking for up to 3 vehicles, access to:

GARAGE:

Double opening doors to front, power and light connected, rear storage/utility room with boiler and hot water cylinder, double doors opening to rear garden.

REAR GARDEN:

A low maintenance westerly facing rear garden which is laid to lawn with timber fenced boundaries, outside cold water tap.

TENURE & COUNCIL TAX BAND:

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

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.

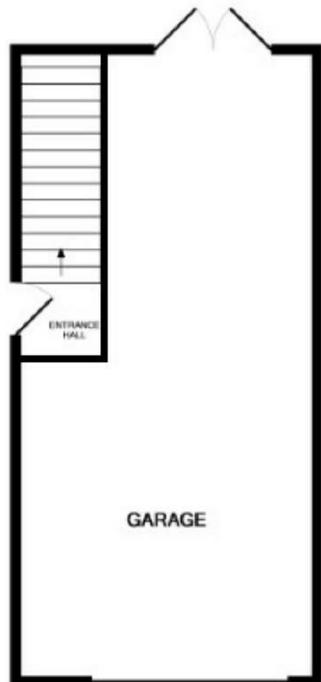
MONEY LAUNDERING REGULATIONS & REFERRALS:

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

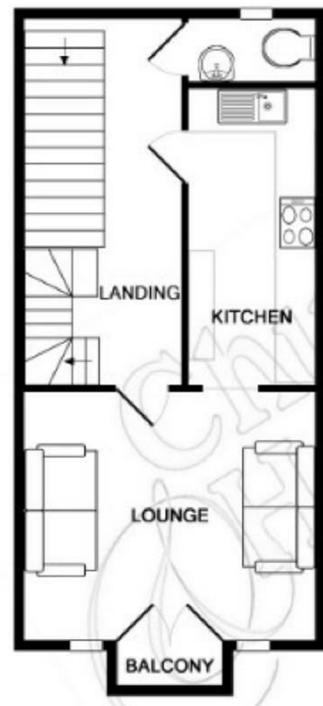
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.



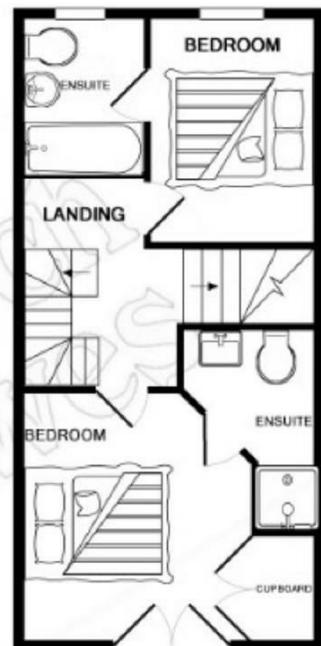




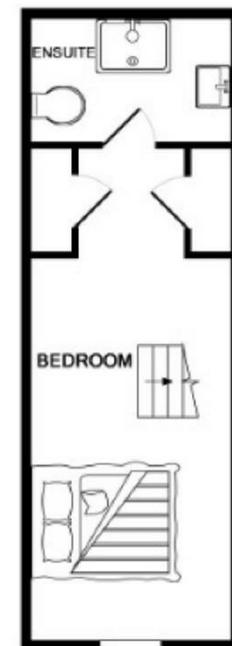
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

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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