Ship Road, Burnham-on-Crouch , Essex CM0 8JX
Price £280,000

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

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

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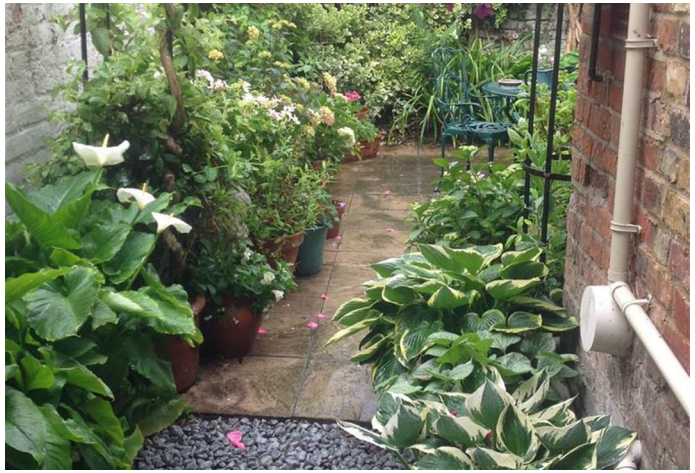
NO ONWARD CHAIN - This beautifully presented three-bedroom character cottage is located on the highly sought-after Ship Road in the heart of Burnham-on-Crouch. Just a short walk from the bustling High Street, popular restaurants, yacht clubs, and the picturesque riverfront, this charming home offers the perfect blend of convenience and period charm.

The property features a welcoming lounge at the front of the house, complete with a traditional open fireplace, creating a cosy space for colder evenings. To the rear, a spacious dining room leads into a well-equipped kitchen, ideal for both everyday living and entertaining. Upstairs, the first floor offers two generously sized double bedrooms and a large family bathroom. The second floor reveals an excellent third double bedroom with characterful sloped ceilings, offering a bright and versatile space that loses nothing in comfort or practicality.

Externally, the cottage boasts a good-sized private courtyard garden, partly walled and fenced, providing a quiet and inviting outdoor area perfect for relaxing or entertaining guests. This is a rare opportunity to purchase a truly charming home in one of Burnham's most desirable roads, combining period features with a superb location. Early viewing is highly recommended. Energy Rating D.



SECOND FLOOR:

LANDING:
Staircase down to first floor, door to:

BEDROOM 3: 9'7 x 7'5 (2.92m x 2.26m)
Double glazed window to rear, radiator, built in storage cupboard.

FIRST FLOOR:

LANDING:
Split level landing with staircases both up to second floor and down to ground floor, built in under stairs storage cupboard, exposed brickwork, doors to:

BEDROOM 1: 13'1 x 10'8 (3.99m x 3.25m)
Double glazed window to front, radiator, built in wardrobe.

BEDROOM 2: 9'9 x 8'8 (2.97m x 2.64m)
Double glazed window to rear, radiator, built in wardrobe.

FAMILY BATHROOM:
Obscure double glazed window to rear, radiator, 3 piece white suite comprising bath with shower over and tiled splashback, pedestal wash hand basin with tiled splashback and close coupled wc, built in cupboard.

GROUND FLOOR:

LIVING ROOM: 11'11 x 11'11 (3.63m x 3.63m)
Double glazed window to front, radiator, exposed brick open fireplace with fitted book shelves either side, door to:

DINING ROOM: 13'1 x 10'8 (3.99m x 3.25m)
Double glazed window to rear, radiator, exposed brick open fireplace which is currently capped, staircase to first floor with built in display cabinet and storage below, built in storage recess, door to:

KITCHEN: 9'7 x 7'5 (2.92m x 2.26m)
Glazed entrance door to side, double glazed window to rear, range of matching wall and base mounted storage units and drawers, roll edged work surfaces in inset 1 ½ bowl/single drainer sink unit, space and plumbing for fridge/freezer, washing machine, dishwasher and either gas or electric oven with extractor, part tiled walls.

EXTERIOR:

COURTYARD GARDEN:
Private walled courtyard garden, paved throughout with plenty of space for pots and planters, side access gate leading to:

FRONTAGE/SIDE:
Side alley providing access to rear garden and into property, small low maintenance frontage retained by white picket fence.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band C.

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.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.

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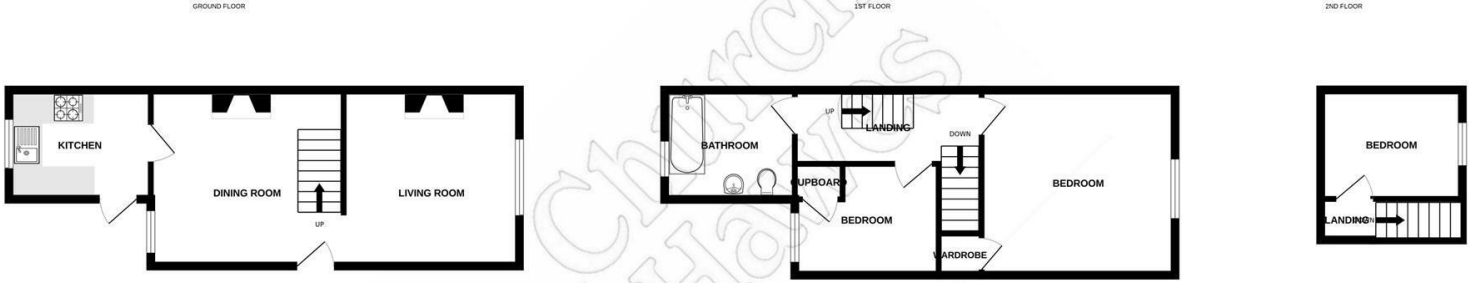
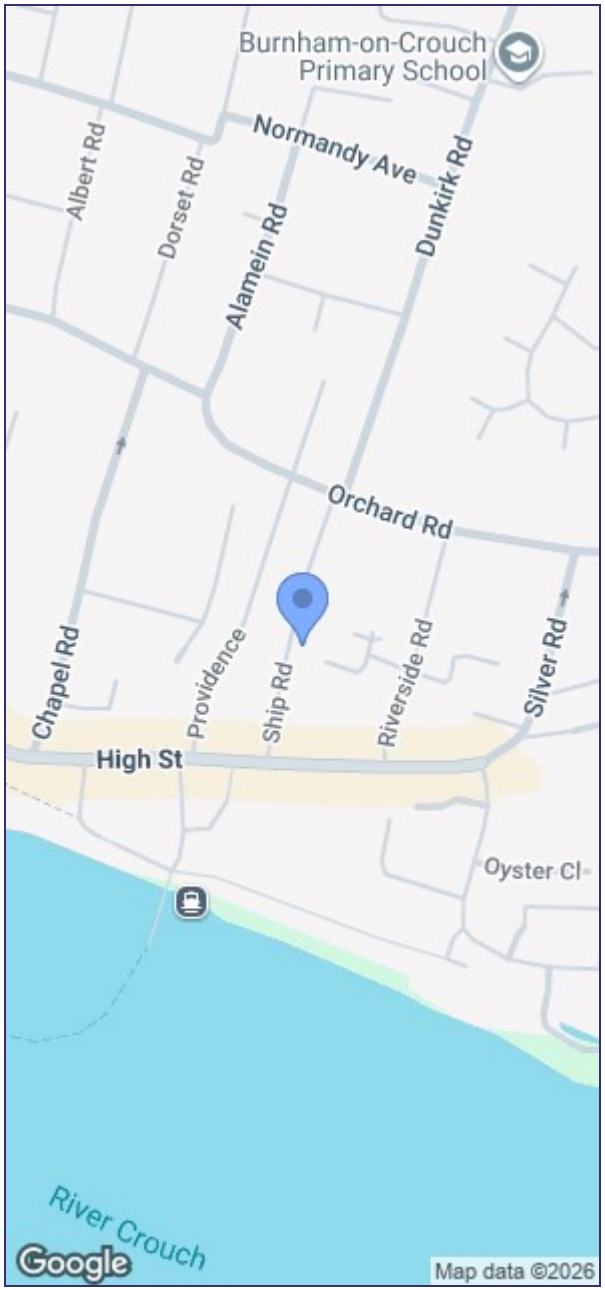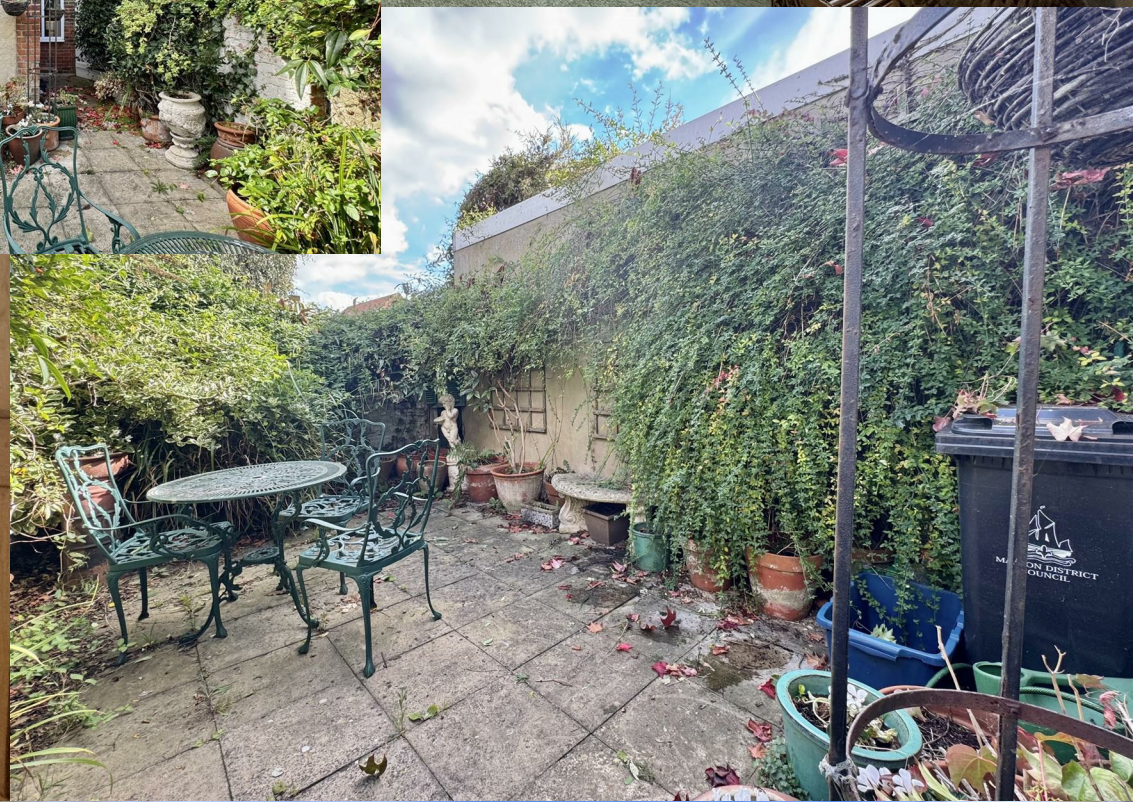
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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