



Ship Road, Burnham-on-Crouch , Essex CM0 8JX  
Guide price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £550,000 TO £575,000\*\***

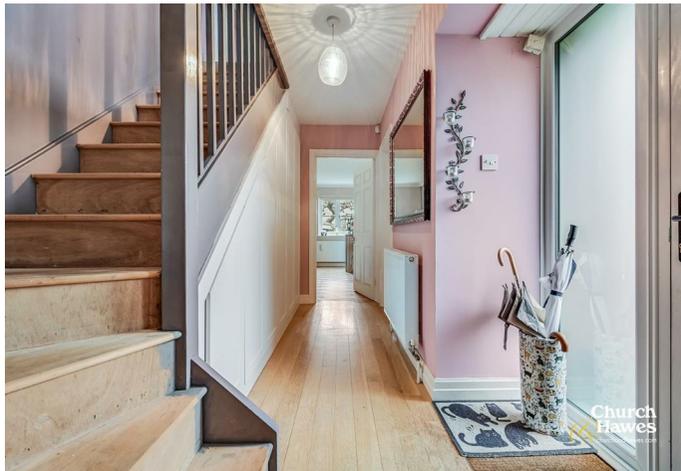
Tucked away on one of Burnham's most sought-after and peaceful central roads, just moments from the historic High Street, quay, marina, sailing clubs and an array of local amenities, this stylishly enhanced and deceptively spacious detached residence offers exceptional family living.

The light-filled and thoughtfully designed ground floor begins with a welcoming entrance hall featuring multiple storage cupboards and a convenient cloakroom. A superb triple-aspect sitting room provides an abundance of natural light, while the stunning refitted kitchen offers both style and functionality. The impressive open-plan living/dining room creates a wonderful entertaining space and flows seamlessly into a charming garden room to the rear. Beyond this, you'll find a dedicated music room and utility area, enhancing the home's versatility.

Upstairs, a generous landing leads to four well-proportioned bedrooms, three of which benefit from built-in wardrobes or storage. One of the main bedrooms enjoys its own en-suite shower room, while a contemporary 'Jack and Jill' bathroom serves the remaining bedrooms.

Externally, the property features attractive, low-maintenance block-paved courtyard gardens to the front and side, ideal for relaxed outdoor living. The frontage also provides driveway parking and access to a garage.

Early viewing is highly recommended to fully appreciate the space, presentation and prime location this exceptional home has to offer. EPC Rating: D.



## GROUND FLOOR:

### ENTRANCE HALLWAY:

Composite entrance door to front with full height obscure double glazed side light window, radiator, range of built in storage cupboards, staircase to first floor, wood effect floor, doors to:

### CLOAKROOM:

Double glazed window to front, radiator, 2 piece suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, tiled floor.

### SITTING ROOM: 14'9 x 11'10 (4.50m x 3.61m )

Triple aspect room with double glazed windows to front, side and rear, 2 radiators, part wood panelled walls, built in storage cupboard, parquet wood floor, leading to:

### KITCHEN: 12'4 x 7'10 (3.76m x 2.39m )

Double glazed entrance door and window to rear, refitted kitchen comprising extensive range of 'Shaker' style units, 1 ½ bowl/single drainer composite sink unit, built in 5-ring hob with extractor over, built in eye level double oven, space and plumbing for fridge/freezer and dishwasher, part tiled walls, parquet wood floor, leading to:

### DINING/FAMILY ROOM: 21'9 x 14'10 (6.63m x 4.52m )

Double glazed windows to front and side, 2 radiators, log burner set on tiled hearth with display mantle over, parquet wood floor, open to:

### GARDEN ROOM: 17'3 x 8'10 (5.26m x 2.69m )

Double glazed bi folding doors opening onto rear garden, double glazed window to side and double glazed lantern window to ceiling with inset downlights, radiator, doors to:

## FIRST FLOOR:

### LANDING:

Double glazed window to front, radiator, access to loft space which is partially boarded, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

### BEDROOM 1: 14'9 x 11'10 (4.50m x 3.61m )

Dual aspect room with double glazed windows to side and rear, radiator, 4 built in double wardrobes, wood effect floor, door to:

### JACK & JILL EN-SUITE:

Obscure double glazed window to rear, radiator with chrome towel rail attached, 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled wc and wash hand basin set into tiled vanity unit with storage cupboard below, part wood panelled walls, wood effect floor, door back to landing.

### BEDROOM 2: 14'10 x 9'2 (4.52m x 2.79m )

Double glazed window to rear, radiator, built in wardrobes, wood effect floor, door to:

### EN-SUITE:

Small obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass door, wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below, tiled floor, extractor fan.

### BEDROOM 3: 12'3 x 7'3 (3.73m x 2.21m )

Double glazed window to side, radiator, built in wardrobes, wood effect floor.

### BEDROOM 3: 9'1 x 7'3 (2.77m x 2.21m )

Double glazed window to front, radiator.

### MUSIC ROOM: 10'10 x 8'4 (3.30m x 2.54m )

Double glazed entrance door to side, double glazed window to rear, radiator.

### UTILITY:

Window to front, space and plumbing for washing machine and tumble dryer, door to:

### GARDEN STORE ROOM: 8'4 x 7'9 (2.54m x 2.36m )

Wide open doors to front, power and light connected, personal door into Utility.

### REAR GARDEN:

Low maintenance block paved courtyard garden with access to both sides to:

### FRONTAGE:

Mature frontage with variety of established plants and shrubs, driveway parking and access to garage, side access leading to rear garden.

### TENTURE & COUNCIL TAX BAND:

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

### 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.

### 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.

### 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.



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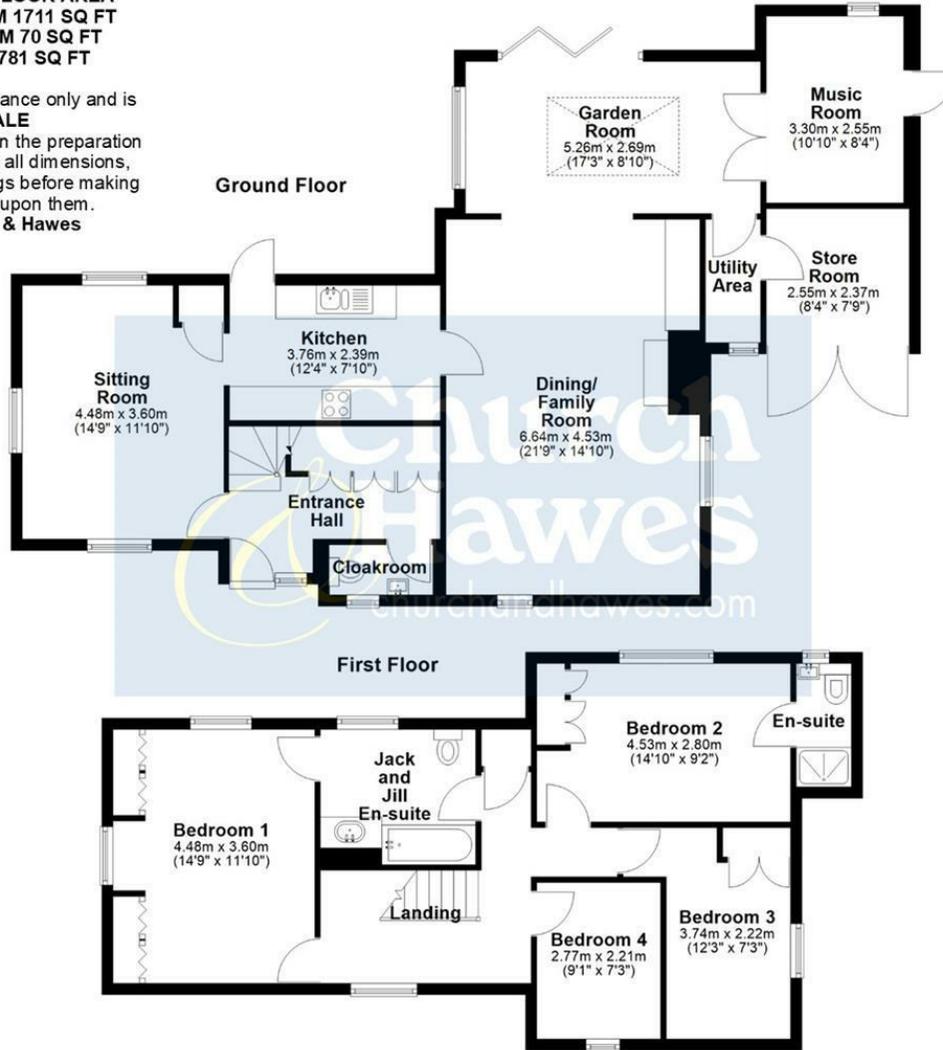
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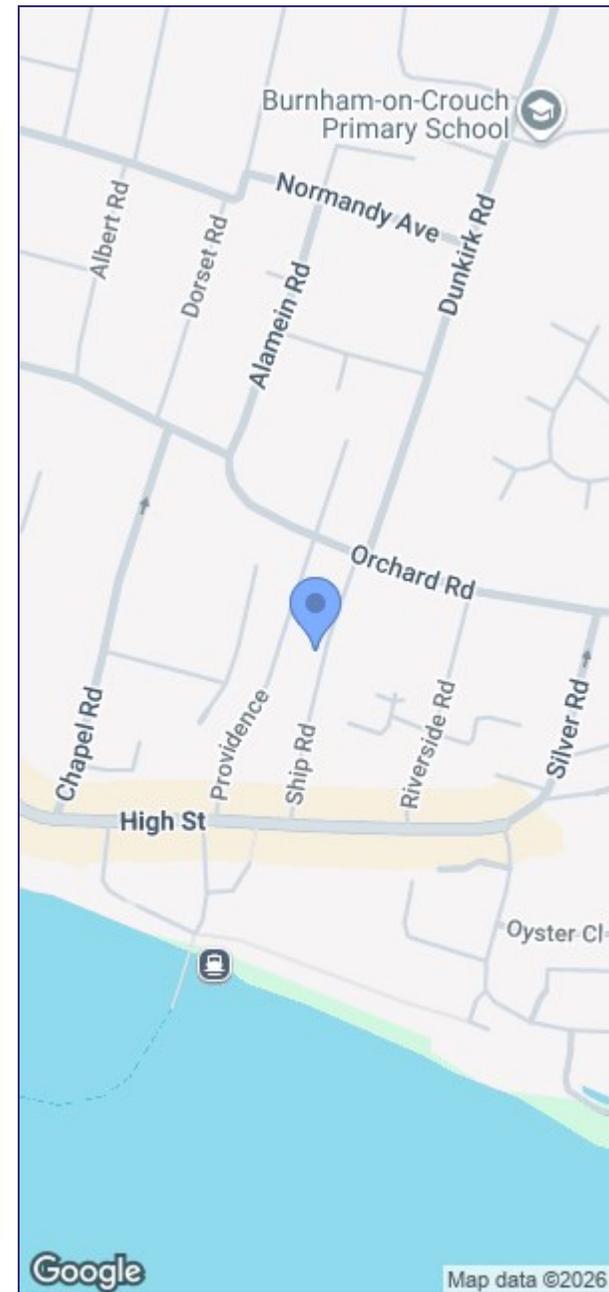


**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 159SQ M 1711 SQ FT**  
**STORE ROOM 6 SQ M 70 SQ FT**  
**TOTAL 165 SQ M 1781 SQ FT**

This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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