



**Church
Hawes**
churchandhawes.com

Regatta Road, Burnham-On-Crouch , CM0 8FZ
£200,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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**GUIDE PRICE £200,000 TO £210,000
Offered with NO ONWARD CHAIN

Situated on the sought-after outskirts of Burnham-on-Crouch, this beautifully positioned modern home offers the perfect blend of convenience and coastal living.

Living accommodation commences on the ground floor with an inviting entrance hall leading up to a landing/hallway which provides access to a double bedroom, living/dining room & open plan kitchen and bathroom. Externally, the property enjoys a private low maintenance rear garden with storage shed while off road parking is on offer with it's own private driveway complete with EV charger.

The property is within easy reach of Burnham High Street, providing access to a range of shops, restaurants, cafés and local amenities. The nearby yacht clubs and railway station further enhance the appeal, with direct rail links to London Liverpool Street — ideal for commuters.

Located on the popular David Wilson Homes development, the property benefits from attractive landscaped green spaces and scenic walkways. These routes lead towards the picturesque riverside hamlet of Creeksea, offering a wonderful setting for coastal and countryside walks, whether heading back towards Burnham-on-Crouch or onwards towards North Fambridge. Built in 2021, the property still benefits from approximately 5 years remaining on the NHBC warranty, providing valuable peace of mind for the new owner.

With its modern construction, desirable location, excellent transport links and access to beautiful riverside walks, this property is ideally suited to both homeowners and commuters looking to enjoy the best of town and coastal living.



ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Stairs up to:

FIRST FLOOR:

HALLWAY/LANDING:

Access to:

OPEN PLAN LIVING/DINING/KITCHEN: 15'5 x 14'8 (4.70m x 4.47m)

BEDROOM: 11'4 x 10'6 (3.45m x 3.20m)

BATHROOM: 7' x 6'5 (2.13m x 1.96m)

FRONTAGE/PARKING:

Private driveway parking for 1 vehicle, EV charging point.

EXTERIOR - PRIVATE REAR GARDEN: approx 40' (approx 12.19m)

Artificially turfed, storage shed, side access to:

TENURE & COUNCIL TAX BAND:

Tax Band B.

This property is being sold leasehold - years remaining 122 years.

No Ground Rent payable.

Estate Management Charge - £630 p.a.

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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