

Western Road, Burnham-On-Crouch , CM0 8HY

Price £195,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN

Situated in a convenient and sought-after central position in the heart of Burnham, this well-presented ground-floor apartment offers spacious and practical accommodation, making it an ideal choice for a range of buyers. The property is within easy walking distance of a wide selection of local amenities, including shops, pubs, schools and Burnham railway station, which provides direct links into London and makes this an attractive option for commuters.

Upon entering, a welcoming hallway provides access to the accommodation. The apartment benefits from two well-proportioned double bedrooms, offering comfortable and versatile living space, together with an impressively sized shower room. The dual-aspect living room provides a bright and spacious principal reception area, with windows allowing plenty of natural light and views to different aspects. The living room also leads through to the kitchen, providing a practical layout for everyday living and entertaining.

Externally, residents can enjoy well-maintained communal gardens, while the property also benefits from allocated off-road parking for one vehicle in the designated parking area adjacent to the block.
With its central location, generous accommodation, allocated parking and the significant benefit of no onward chain, this apartment represents an excellent opportunity for buyers seeking a conveniently positioned home close to local amenities and transport links.

Early viewing is strongly advised to fully appreciate the location, accommodation and space on offer.
Energy Performance Rating: D







ENTRANCE HALLWAY:
Part obscure glazed composite entrance door, 2 built in storage cupboards, airing cupboard housing hot water cylinder, wood effect floor, doors to:

BEDROOM 1: 11'11 x 10'11 (3.63m x 3.33m)
Two double glazed windows to side, electric radiator, wood effect floor.

BEDROOM 2: 12'4 > 9'1 x 8'2 (3.76m > 2.77m x 2.49m)
Double glazed window to side, electric radiator.

SHOWER ROOM: 7'1 > 5'5 x 7' (2.16m > 1.65m x 2.13m)
Obscure double glazed window to side, chrome heated towel rail, 4 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin, bidet and close coupled wc.

LIVING/DINING ROOM: 18'7 x 11' (5.66m x 3.35m)
Double glazed windows to side and rear, electric radiator, door to:

KITCHEN: 10'11 x 5'5 (3.33m x 1.65m)
Double glazed window to side, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, cooker to remain, space and plumbing for fridge/freezer and washing machine, tiled walls, wood effect floor.

EXTERIOR:

OFF ROAD PARKING:
Off road parking for one vehicle in allocated area.

COUNCIL TAX BAND & LEASE DETAILS:
Tax Band B.
Years remaining on lease: 87 years & 6 months.
Freeholder: Moat Housing Association.
Management Charges: £840 p.a. including ground rent (to cover communal cleaning, building insurance, grounds maintenance, day to day communal repairs, rubbish removal, communal electricity, door entry systems, Asbestos Management Communal, TV reception

AGENTS NOTE:
Agents Note Re Section 8 and Tenant in Residence: Please note there is a tenant in residence and that we understand a Section 8 notice has been served by the landlord, please contact the office for any further updated information including dates/timescales etc.

The photographs are not representative of what the flat currently looks like as there is a tenant in situ.

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.

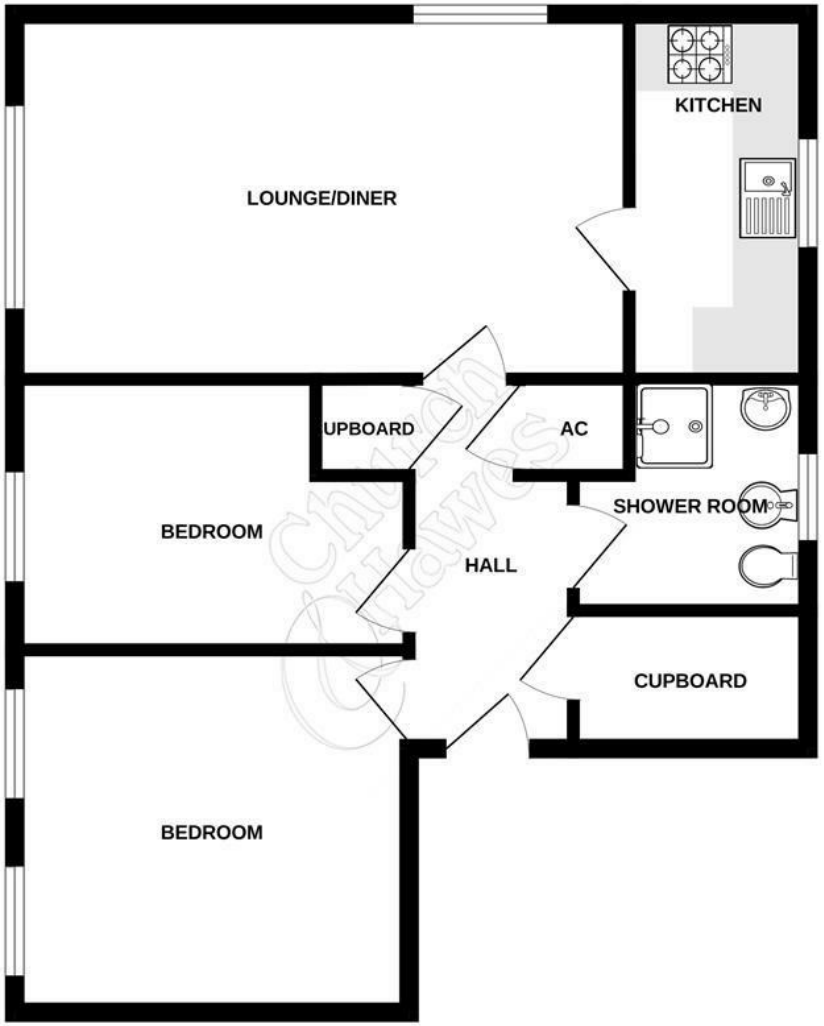
BURNHAM-ON-CROUCH:
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently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

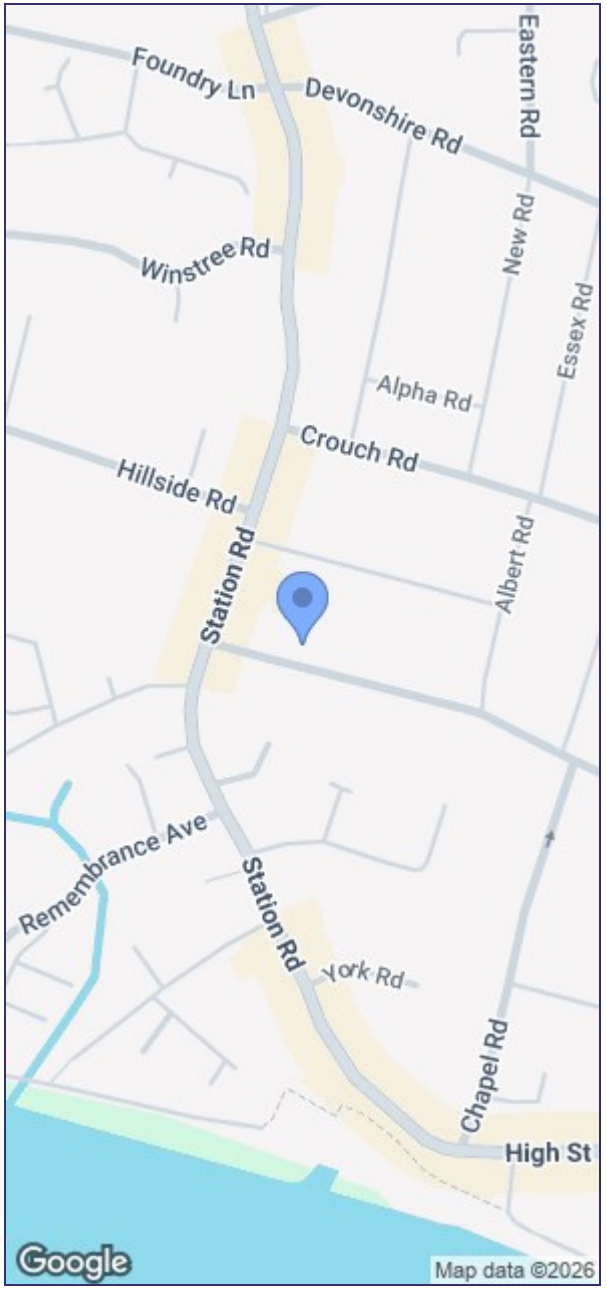












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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