



CURTIS O'BOYLE

Sales & Lettings

Regatta Road, Burnham-on-Crouch

CM0 8FZ



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CMO 8FZ £210,000

Offered with NO ONWARD CHAIN

Situated on the outskirts of Burnham-on-Crouch, yet within easy reach of the High Street, shops, restaurants, yacht clubs and the railway station with direct links to London Liverpool Street, this property offers the perfect balance of convenience and coastal living.

Located on the popular David Wilson Homes development, the property enjoys access to attractive green spaces and scenic walkways leading to the charming riverside hamlet of Creeksea. From here, you can enjoy beautiful coastal walks back into Burnham or towards North Fambridge.

Deceptive from first glance, this well-presented one-bedroom maisonette is accessed via its own entrance porch with stairs rising to the first-floor accommodation.

The property features an open-plan lounge/dining area flowing into the kitchen, a double bedroom, and a well-appointed bathroom.

Please note: The property benefits from an impressive 40ft private rear garden, thoughtfully landscaped and south-facing. It also boasts its own driveway with an EV charging point. Additionally, there is a dropped kerb adjacent to the side garden, offering potential to create further off-road parking if required.

Entrance Porch/Hallway Private entrance door to porch/hallway with stairs rising to the first-floor landing.

Landing Loft access, quality herringbone vinyl flooring, and a large double utility cupboard with washing machine and oak-panelled doors.

Lounge/Diner & Open-Plan Kitchen 4.70m x 4.47m (15'5" x 14'8") Bright and airy living space with grey wood-effect flooring and two double-glazed windows to the side overlooking the greensward, plus an additional double-glazed window to the front. Television point and radiator.

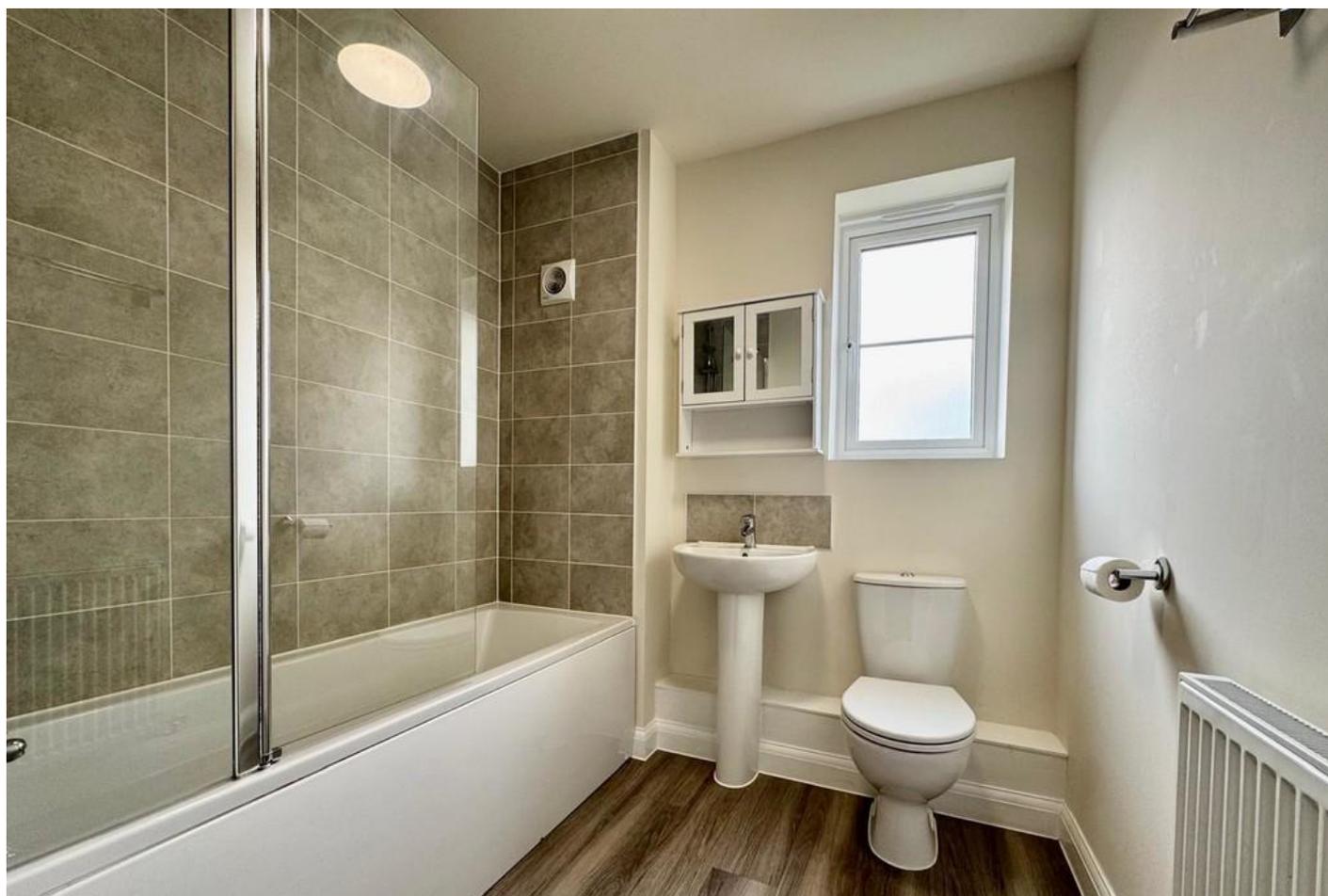
The kitchen is fitted with a modern range of white wall and base units with complementary work surfaces and tiled splashbacks. Features include a one-and-a-half inset sink, stainless steel gas hob with extractor above, built-in stainless steel oven, fridge/freezer, and a concealed wall-mounted boiler (not tested) providing hot water and heating, with individual thermostatic control.

Bedroom 3.45m x 3.20m (11'4" x 10'6") An excellent-sized double bedroom with double-glazed windows to the front and side overlooking the greensward, allowing for plenty of natural light. Herringbone flooring, television point, radiator, and individual wall-mounted thermostatic control.

Bathroom 7' 0" x 6' 5" (2.13m x 1.96m) Part-tiled walls with grey wood-effect flooring. Comprising panelled bath with shower and screen above, pedestal wash hand basin, and close-coupled WC. Double-glazed window to the rear, extractor fan, and radiator.

Rear Garden In excess of 12m (40ft) A rare feature for a property of this type, the south-facing rear garden is private and ideal for enjoying the sun. It begins with a patio area leading via stepping stones with shingle borders to low-maintenance artificial lawn and surrounding planting. To the rear is a decked sun terrace/entertaining area. The garden is enclosed by close-board fencing and includes a shed and a secure, key-locked side gate providing access to the front.

Own Drive Private driveway to the side of the property providing off-road parking for one vehicle and an EV charging point.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

FIRST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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