



**Church
Hawes**
churchandhawes.com

Arcadia Road, Burnham-on-Crouch , Essex CM0 8EF
Price £365,000

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

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Beautifully Presented Family Home Backing onto Allotments

Enjoying a sought-after position in the heart of Burnham, this beautifully presented three-bedroom semi-detached home backs directly onto picturesque allotments and is within walking distance of the historic High Street, River Crouch waterfront, and the railway station with direct links to London Liverpool Street.

The deceptively spacious accommodation comprises a welcoming entrance hall, a comfortable living room, cloakroom, and a stylish kitchen/dining room overlooking the attractive rear garden. Upstairs are three generous double bedrooms, one benefiting from delightful views across the allotments, together with a contemporary refitted shower room. A new gas combi boiler was fitted in 2025.

Outside, the beautifully landscaped rear garden provides a peaceful and colourful setting, while the front of the property offers off-road parking and access to a garage.

Combining an excellent location, spacious accommodation, and a stunning outlook, this is a superb family home that must be viewed to be fully appreciated.

Energy Rating: B.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 13'4 x 10'2 (4.06m x 3.10m)

Double glazed window to front, radiator.

BEDROOM TWO: 12'4 x 10'2 (3.76m x 3.10m)

Double glazed window to rear, radiator.

BEDROOM THREE: 10'3 > 7'8 x 6'11 (3.12m > 2.34m x 2.11m)

Double glazed window to side, radiator, built in storage cupboard.

SHOWER ROOM:

Double glazed window to rear. A refitted shower room comprising matt white heated towel rail, generous walk in shower with glass screen, close coupled wc and wash hand basin with vanity storage below, fitted cupboard housing boiler (new combi boiler fitted in 2025) with storage above, fully tiled.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to side, radiator, staircase to first floor with built in storage cupboard below, wood effect flooring, door to:-

CLOAKROOM:

Obscure double glazed window to front, matt white heated towel rail, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, continuation of wood effect flooring.

LIVING ROOM: 16'2 x 10'10 (4.93m x 3.30m)

Double glazed window to front, radiator.

KITCHEN/DINER: 17'4 x 10'1 > 9'4 (5.28m x 3.07m > 2.84m)

Double glazed sliding patio door to rear, double glazed window to rear, radiator, range of white 'Shaker' style wall and base mounted storage units and drawers, roll edge

work surfaces with inset 1 1/2 bowl single drainer white ceramic sink unit, cooker to remain with extractor hood over, space and plumbing for washing machine and fridge/freezer, tiled upstands, continuation of wood effect flooring.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden.

GARAGE:

Up and over door to front, power and light connected, personal door to side, vehicular access via:-

FRONTAGE:

Driveway to the side of the house leading to garage in addition to further shingled parking space at the front providing extensive off road parking.

TENURE & COUNCIL TAX:

The property is being sold freehold and is Council 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. **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.

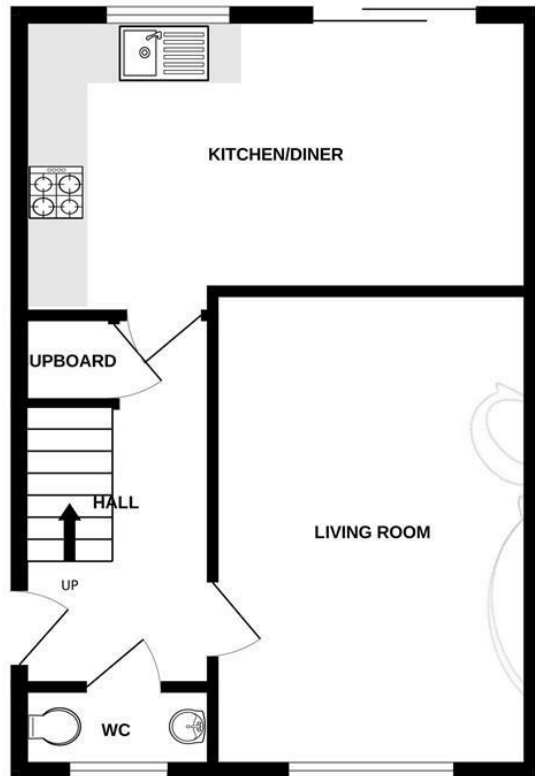
AGENTS NOTE - SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

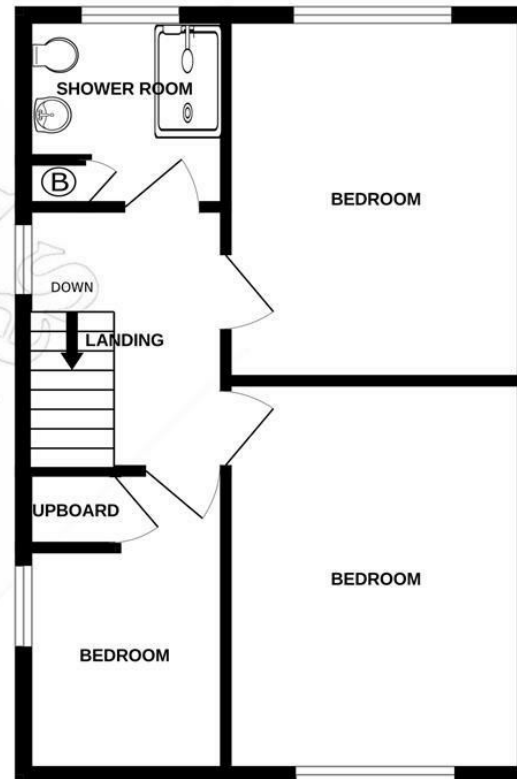




GROUND FLOOR



1ST FLOOR



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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