

Station Road, Burnham-on-Crouch , CM0 8HJ

Price £240,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Charming Character Cottage in the Heart of Burnham-on-Crouch – No Onward Chain
Ideally positioned in the heart of Burnham-on-Crouch and offered for sale with no onward chain, this delightful two-bedroom character cottage presents an excellent opportunity for first-time buyers, downsizers, weekend retreat seekers or investors alike.
Enjoying a highly sought-after location, the property is just a short stroll from the picturesque River Crouch, Burnham Marina, yacht and sailing clubs, country park, and the town's historic High Street with its excellent selection of shops, cafés, pubs and restaurants.
The accommodation is both spacious and well-presented throughout, comprising a generously sized living room leading through to a fitted kitchen/dining room, which in turn leads to a well presented shower room and provides access at the rear to a secluded and low maintenance courtyard garden.
To the first floor are two well-proportioned double bedrooms, both benefiting from built-in storage and wardrobe space. Externally, the property enjoys the aforementioned low-maintenance courtyard garden at the rear, ideal for relaxing or entertaining. To the front, a generous block-paved area offers potential for off-road parking, subject to the necessary local authority consents.
While the property would benefit from a small degree of modernisation, it offers tremendous potential to personalise and enhance, making it an attractive proposition in this desirable waterside location.
Early viewing is highly recommended. Energy Rating E.







FIRST FLOOR:

LANDING:

BEDROOM 1: 11'6 x 10'11 (3.51m x 3.33m)

BEDROOM 2: 9'7 x 8'4 (2.92m x 2.54m)

GROUND FLOOR:

LIVING ROOM: 11'5 x 10'11 (3.48m x 3.33m)

KITCHEN/DINER: 18'11 x 9'8 > 5'1 (5.77m x 2.95m > 1.55m)

SHOWER ROOM: 9'3 x 4'4 (2.82m x 1.32m)

EXTERIOR:

COURTYARD GARDEN:

FRONT:
Block paved frontage - potential for driveway parking (stpp).

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band B.

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.





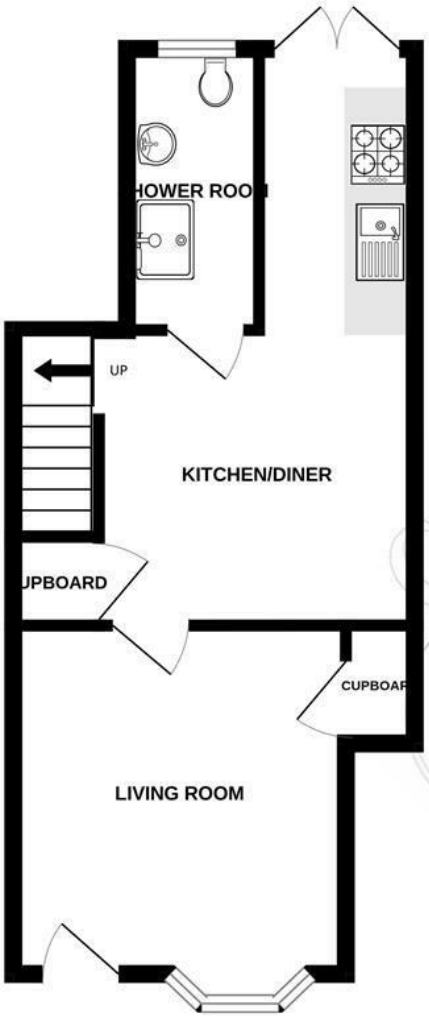






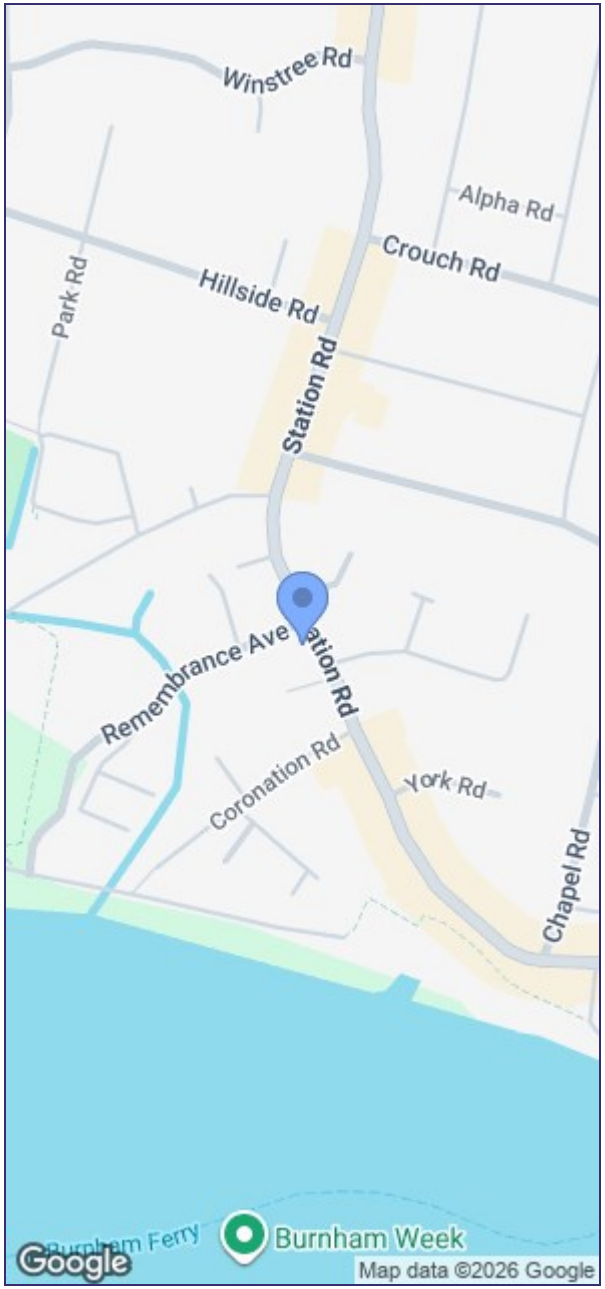


GROUND FLOOR



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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