



Mangapp Chase, Burnham-On-Crouch CM0 8QQ
£649,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Burnham-on-Crouch in a very sought after road, Mangapp Chase is surrounded by nearby open countryside, offering both beautiful rural and coastal walks

Access into the town centre is approximately 1.5 miles and for commuting to London the railway station is approximately 0.8 miles. The town centre offers an array of restaurants, shops, bars and a vibrant and thriving seafront renown for its sailing and water activities.

This extremely well presented and cared for detached four bedroom family home, offers a wealth of accommodation.

Commencing with a generous entrance hallway, cloakroom/w/c, large lounge, dining room, spacious kitchen/breakfast room, utility room, study and conservatory.

The first floor is equally impressive with four excellent size double bedrooms, the principal room offering an en-suite and fitted wardrobes and a modern fitted family bathroom. Externally the property is approached via a gated entrance to a large driveway for a multitude of vehicles, space for a caravan/camper or boat, to a detached garage with electric door, power and light. The rear garden is an excellent 70ft with sundeck and patio entertaining areas.

AGENT'S NOTE The property has been fitted with the latest air source heat pump in December 2025. There are also 14 fitted solar roof panels and a 2026 fitted Tesla battery backup storage.

Entrance hallway

Double glazed entrance door and side screen window to the hallway. Quality wood effect laminate flooring, stairs to the first floor with under cupboard and radiator.

Cloakroom/w/c

Quality Herringbone effect laminate flooring, close coupled w/c, hand wash basin with vanity cupboard below, radiator and a double glazed window to the side.

Lounge

202 12'9

An excellent size lounge, bright and airy with oak

glazed panel double doors from the hallway and into the dining room. Two double glazed windows to the front and a further double glazed window to the side, television point and radiator.

Conservatory

9'7 x 9'3

Double glazed with sun reflective roof, quality wood effect laminate flooring.

Kitchen/breakfast room

12'6 ext into door recess 14'6 x 10'1

The kitchen has been fitted with a modern range of Dix Blue eye units with back tiling, matching base units and drawers with roll top work surfaces over. Built in microwave, inset electric hob with an above extractor, built in double fan oven and an inset twin stainless steel sink. Matching breakfast bar and a double glazed window to the rear.

Utility room

11'10 x 6'9

A good size room with matching eye and base units to the kitchen, inset stainless steel sink and worktop. Plumbing for washing machine, dish washer and tumble dryer, space for a fridge/freezer, double glazed window and door to the rear garden.

Dining room

12'1 x 9'8

Plenty of room for a good size family table and chairs, ideal for family gatherings or entertaining. Quality laid wood effect laminate flooring and a double radiator. Double glazed window to the side and double glazed French doors and side screen windows to the conservatory.

Study

8'2 x 7'6

Quality wood effect laminate flooring, feature acoustic panelling to one wall, radiator and double glazed windows to the front and side.

Landing

Double glazed window to the front, linen cupboard with shelving and the pressurised water tank.

Principal bedroom en-suite

14'4 x 13'2

This is an excellent size room with two sets of double and single fitted wardrobes. Double glazed windows

to the side and front making this a lovely bright and airy room, radiator and door to the en-suite. En-suite, wood effect laminate flooring, double walk in shower, close coupled w/c, his and hers hand wash basins with vanity cupboards and drawers below. Tiled walls, chrome heated towel rail and double glazed windows to the front and side.

Bedroom two

12'6 x 10'4

All the bedrooms are good size double rooms, double glazed window to the rear and radiator.

Bedroom three

11'9 x 10'2

Double glazed window to the rear, fitted wardrobes to one wall and radiator.

Bedroom four

12'2 x 9'9

The fourth double bedroom with a double glazed window to the rear and radiator.

Bathroom

Pan bath with taps/shower attachment, and screen, close coupled w/c, hand wash basin with double vanity cupboards below. Tiled walls, radiator and a double glazed window to the front.

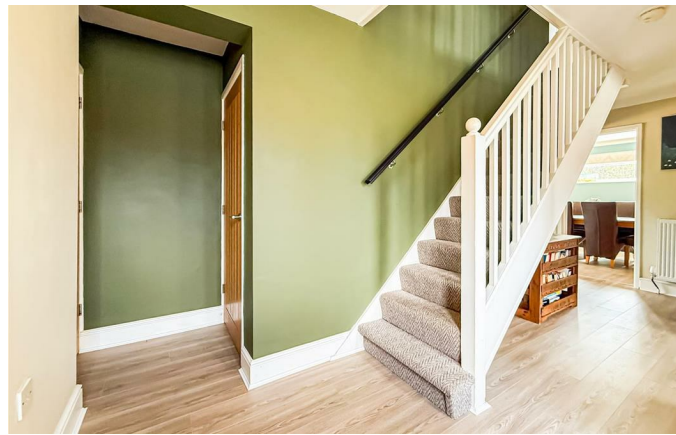
South facing rear garden

If you enjoy those hot summer days entertaining and your outside space, then this garden will certainly be of interest. Commencing with a large patio/entertaining area, water tap and a raised sun deck terrace. The garden is neatly laid to lawn with surrounding mature hedging and shrubs and close board fenced boundaries. Two side accesses one with a recently fitted air source heat pump, path and gate to the front, the opposite side with a path and a newly installed Tesla backup battery pack for the solar panels and gate to the front.

Approach, drive & garage

The approach to the property is via a private gated entrance, leading to a substantial driveway with centre feature tree. The parking offers space for a multitude of vehicles, caravan/camper and space for a boat.

There is a generous size detached garage with electric door, power and light.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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