

Smugglers Club Ground, Althorne , Essex CM3 6DQ

Guide price £250,000

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

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GUIDE PRICE £250,000 - £270,000
CASH BUYERS ONLY – 0.25 ACRE PLOT. This well-presented three-bedroom detached lodge is offered freehold with full 12-month occupancy and NO ONWARD CHAIN. Located in a peaceful semi-rural setting near the River Crouch, the property is within walking distance of Althorne's railway station, providing direct links to London Liverpool Street. The spacious accommodation includes an open-plan living/dining area, separate kitchen, three bedrooms, a family bathroom, and a separate WC. Externally, the property enjoys a large, secluded rear garden (total plot 0.25 acre 305' x 36') backing onto open grazing land, generous off-road parking and several outbuildings. Registered as a small holding this property offers a fantastic lifestyle opportunity with excellent transport connections — early viewing is highly recommended.

NB. We understand that a mooring at the nearby Bridgemarsh Marina would be available to rent, subject to availability, as these are exclusively rented only to residents of Smugglers Club Ground rather than the wider public.







ACCOMMODATION COMPRISES:
Steps from driveway leading to decked area and into:

ENTRANCE HALLWAY:
Double glazed entrance door to front, radiator, storage cupboard housing gas combination boiler, doors to:

LIVING/DINING ROOM: 19' x 13'9 (5.79m x 4.19m)
Dual aspect room with double glazed windows to front and side, double glazed French style doors leading to decked area, radiator, feature log burner, wood effect flooring.

KITCHEN: 7'6 x 7'2 (2.29m x 2.18m)
Double glazed window to side, range of wall and base mounted storage units and drawers, roll edged work surfaces with inset sink/drainer unit, tiled splashbacks, built-in electric oven, 4-ring gas hob, space and plumbing for washing machine and fridge/freezer.

CLOAKROOM:
Obscure double glazed window to side, chrome heated towel rail, 2 piece suite comprising low level wc and pedestal wash hand basin, part tiled walls.

BEDROOM 1: 9'10 x 9'6 (3.00m x 2.90m)
Double glazed window to rear, radiator, fitted wardrobe, wood effect flooring.

BEDROOM 2: 9'6 x 7'6 (2.90m x 2.29m)
Double glazed window to side, radiator, fitted wardrobe, wood effect flooring.

BEDROOM 3: 7'6 x 7'2 (2.29m x 2.18m)
Double glazed window to rear, radiator, wood effect flooring.

BATHROOM:
Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising panelled bath with shower attachment and mixer tap, low level wc and pedestal wash hand basin, part tiled walls, wood effect flooring.

EXTERIOR:

FRONTAGE:
Shingled driveway providing off road parking for several vehicles, side access gate to:

REAR GARDEN:
Rear garden commencing with a shingled area, gated access to large lawned area backing onto open fields, wooden storage shed, outside cold water tap.

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

AGENTS NOTE:
It is our understanding that there is a mooring available to rent exclusively to the residents of Smugglers Club ground rather than the wider public. Therefore any purchaser can enquire about this under separate negotiation.

VILLAGE OF ALTHORNE:
Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.

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.





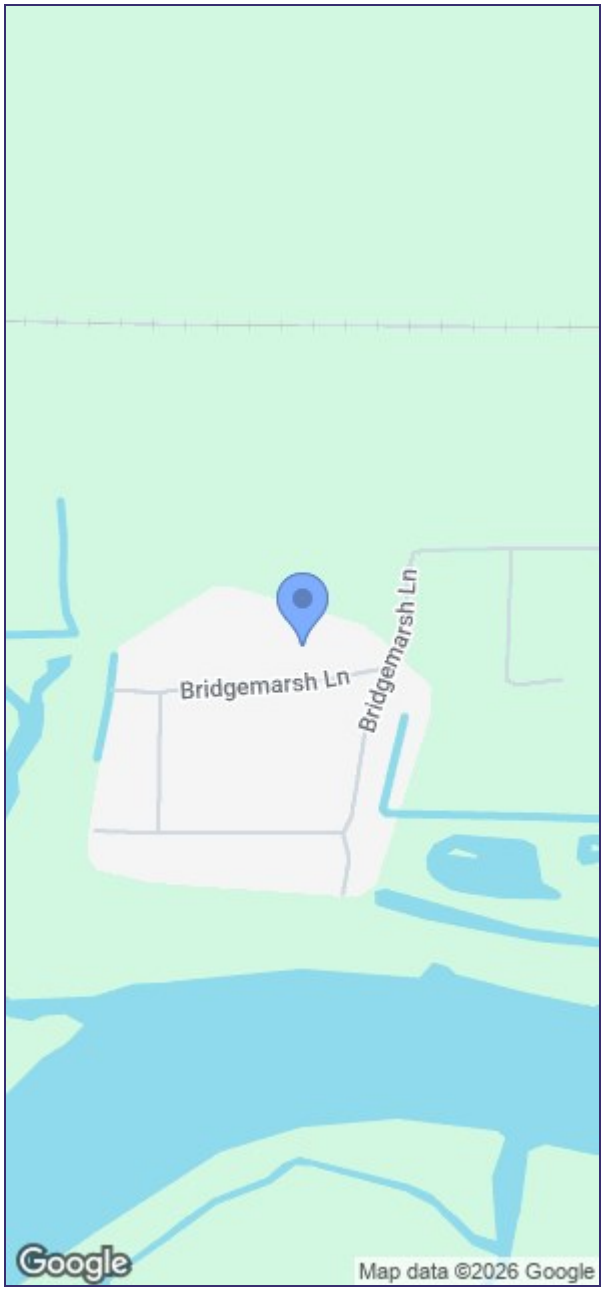



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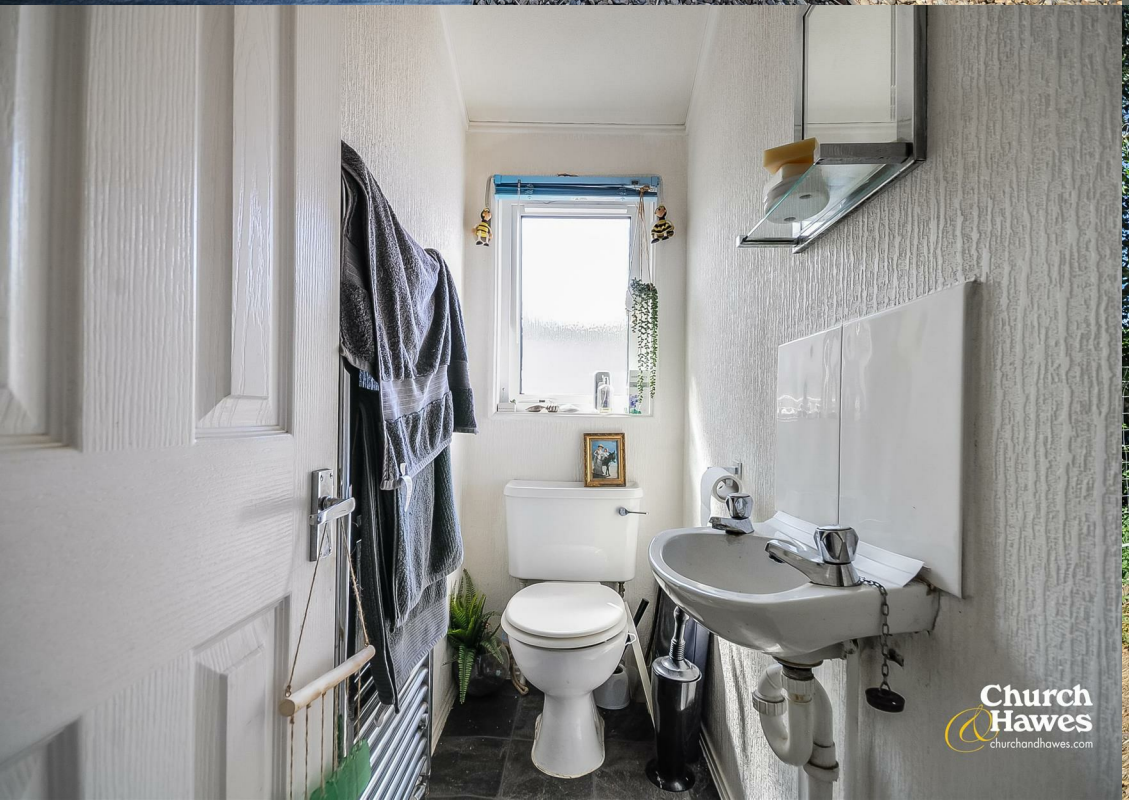

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