



Chapel Road, Burnham-on-Crouch , Essex CM0 8JB  
£350,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



Set along one of Burnham's most sought-after central turnings, within walking distance of the picturesque River Crouch and the historic High Street, this impressive bay-fronted character townhouse offers generously proportioned living accommodation throughout.

The property has been extensively and stylishly improved by the current owners in recent years and now presents beautifully appointed living space arranged over three floors.

The ground floor begins with an entrance lobby accessed from the side of the house, leading to a well-appointed kitchen, a convenient cloakroom, and a stunning bay-fronted living/dining room — a bright and welcoming space ideal for both relaxing and entertaining.

On the first floor, you will find a spacious double bedroom and an impressively sized four-piece family bathroom finished to a high standard.

The second floor hosts two further well-proportioned double bedrooms, completing the versatile accommodation.

Externally, the property boasts an attractive rear garden measuring approximately 58', providing a wonderful outdoor retreat, along with a low-maintenance frontage enclosed by an elegant black iron fence.

Properties of this calibre, in such a desirable central location, are rarely available for long. Early internal viewing is highly recommended. Energy Rating E.





## SECOND FLOOR:

### LANDING:

Obscure double glazed sash window to side, access to loft space, staircase down to first floor, doors to:-

### BEDROOM: 11'2 x 10'8 (3.40m x 3.25m)

Double glazed sash window to rear, radiator.

### BEDROOM: 11'2 x 10'8 (3.40m x 3.25m)

Double glazed sash window to front, radiator, built in wardrobe.

## FIRST FLOOR:

### LANDING:

Obscure double glazed sash window to side, staircases to ground and second floors, doors to:-

### BEDROOM: 10'11 x 10'8 (3.33m x 3.25m)

Double glazed sash window to front, radiator.

### FAMILY BATHROOM:

Part obscure double glazed sash window to rear, four piece white suite comprising fully tiled walk in curved corner shower with sliding glass doors, wash hand basin set on vanity unit with storage below, WC with concealed cistern and panelled bath with mixer tap and shower attachment over, built in storage cupboard, wall mounted cabinet, part tiled walls, tiled floor, inset down lights, extractor fan.

## GROUND FLOOR:

### ENTRANCE LOBBY:

Obscure double glazed entrance door to side, wood effect flooring, leading to:-

### LIVING/DINING ROOM: 25'5 plus bay x 10'8 (7.75m plus bay x 3.25m)

Double glazed bay sash window to front, further double glazed windows to front and side, radiator, chimney breast with inset multi fuel burner set on brick hearth, staircase to first floor, inset down lights.

## CLOAKROOM:

Two piece white suite comprising WC with concealed cistern and pedestal wash hand basin with tiled splash back, continuation of wood effect flooring, extractor fan.

### KITCHEN: 9'6 x 9'3 (2.90m x 2.82m)

Double glazed entrance door and sash window to rear, extensive range of matching wall and base mounted storage units and drawers, granite work surfaces with inset 1 1/2 bowl sink unit with drainer grooves to side, built in five ring gas hob with glass extractor hood over, built in eye level double oven, space for fridge, freezer and washing machine, continuation of wood effect flooring, inset down lights.

## EXTERIOR:

### REAR GARDEN: approx 58' (approx 17.68m)

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with a variety of established and mature shrubs to borders, side access gate and path leading to:-

### FRONTAGE:

Small low maintenance shingled frontage retained by black iron fence, side access path leading to entrance door and side access gate into rear garden.

### TENURE & COUNCIL TAX:

Please note this property is freehold and 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 NOTES:

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 & REFERRALS:

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.



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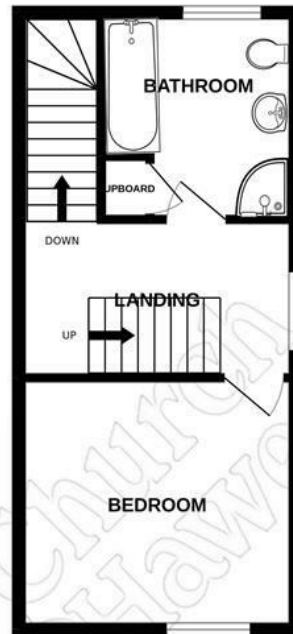




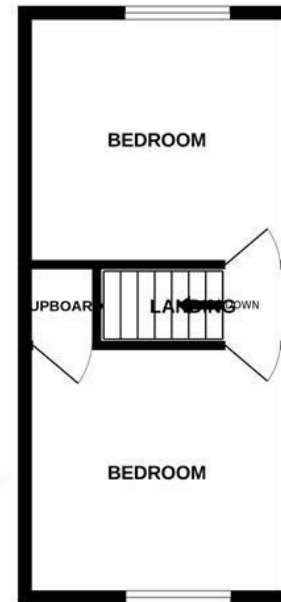
GROUND FLOOR



1ST FLOOR



2ND 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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