



**Church
Hawes**
churchandhawes.com

Kings Road, Burnham-On-Crouch , CM0 8PP
Price £250,000

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

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NO ONWARD CHAIN

An excellent opportunity for first-time buyers, investors, or those looking to downsize, this well-proportioned two-bedroom home enjoys a sought-after location just moments from the River Crouch and within easy walking distance of Burnham-on-Crouch's charming historic High Street.

A wide range of local amenities, including pubs, shops, a doctor's surgery, post office, and the railway station with direct services to London Liverpool Street, are all conveniently close by.

Inside, the deceptively spacious accommodation begins with a bright and welcoming entrance hall leading to a fitted kitchen and a generous living/dining room, creating an ideal space for both relaxing and entertaining. Upstairs, a spacious landing provides access to two well-sized double bedrooms and a family bathroom.

Externally, the property benefits from a private courtyard seating area, perfect for enjoying the outdoors, along with the added convenience of two allocated off-road parking spaces.

While the property would benefit from some cosmetic modernisation, it offers a fantastic blank canvas with excellent potential for buyers to create a home tailored to their own style and preferences.

Offered with no onward chain, early viewing is highly recommended. Energy Rating: TBC.



FIRST FLOOR:**LANDING:****BATHROOM:****BEDROOM 1: 15'5 x 11'9 (4.70m x 3.58m)****BEDROOM 2: 11'2 x 8'10 (3.40m x 2.69m)****GROUND FLOOR:****ENTRANCE HALLWAY:****KITCHEN: 10'2 x 7'10 (3.10m x 2.39m)****LOUNGE/DINER: 19'4 x 10'6 (5.89m x 3.20m)****CLOAKROOM:****EXTERIOR:**

Small low maintenance frontage.

Enclosed courtyard garden.

Two allocated parking spaces.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

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.

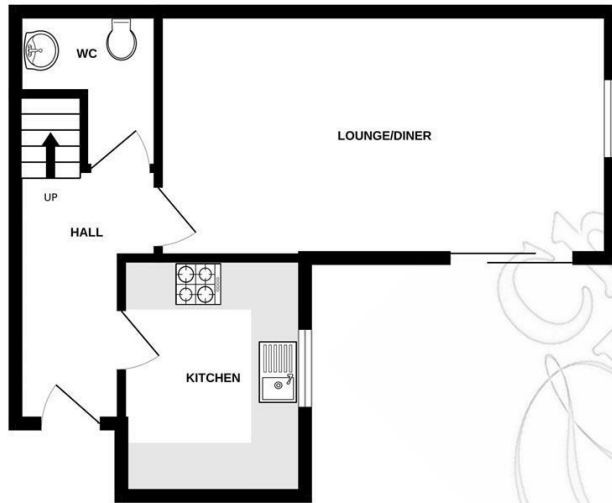
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

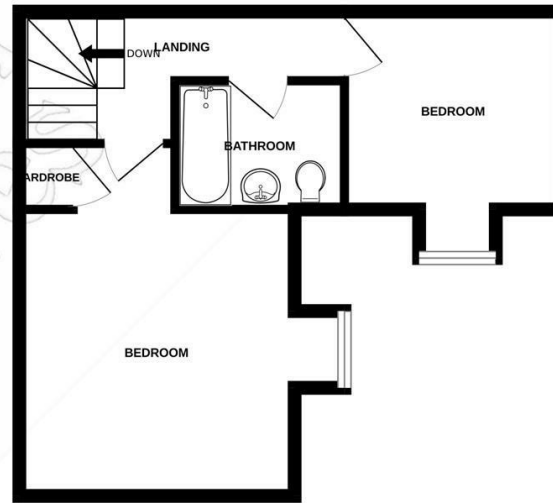




GROUND FLOOR



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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