

Falklands Road, Burnham-On-Crouch , CM0 8SN

Price £295,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

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Substantially Improved Two-Bedroom Property in a Convenient Burnham Location

Ideally situated within walking distance of Burnham town centre, the railway station with links into London, local shops, doctors' surgery, post office, and a variety of pubs and restaurants, this beautifully maintained and substantially improved two-bedroom property also enjoys easy access to Burnham's picturesque marina, Country Park and riverside walks.

Deceptively spacious and presented to an excellent standard throughout, the accommodation begins with a welcoming entrance leading to a dual-aspect living room, featuring an impressive media wall with integrated storage. The ground floor further benefits from a superb refitted kitchen/diner, complete with a range of integrated appliances, providing an ideal space for both everyday living and entertaining. To the first floor, a landing gives access to two generously proportioned double bedrooms and a stylish refitted shower room.

Externally, the property boasts an attractive rear garden with a useful storage shed, while off-road parking is available to the side.

Combining stylish, well-maintained interiors with a highly convenient location close to the town's amenities, transport links and attractive riverside surroundings, this appealing home is expected to attract considerable interest. An early viewing is strongly recommended to avoid disappointment.

Energy Performance Rating: C







ACCOMMODATION COMPRISES:

FIRST FLOOR:

LANDING:
Leading to:

BEDROOM 1: 12'5 x 9'1 (3.78m x 2.77m)

BEDROOM 2: 12'5 x 7'2 (3.78m x 2.18m)

SHOWER ROOM:
Refitted three piece shower room.

GROUND FLOOR:

LIVING ROOM: 15'8 x 12'5 (4.78m x 3.78m)
Impressive media wall with integrated storage cupboards.

KITCHEN/DINER: 12'5 x 9'6 (3.78m x 2.90m)
Refitted kitchen with integrated appliances.

EXTERIOR:

REAR GARDEN:
Attractive south facing rear garden with storage shed and side access.

FRONTAGE:
Low maintenance frontage.

PARKING:
Allocated parking to side of property.

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.

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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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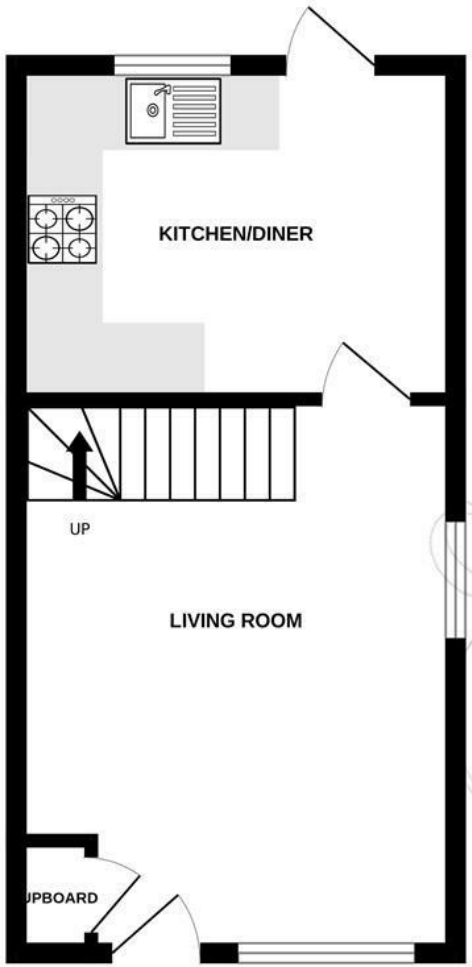
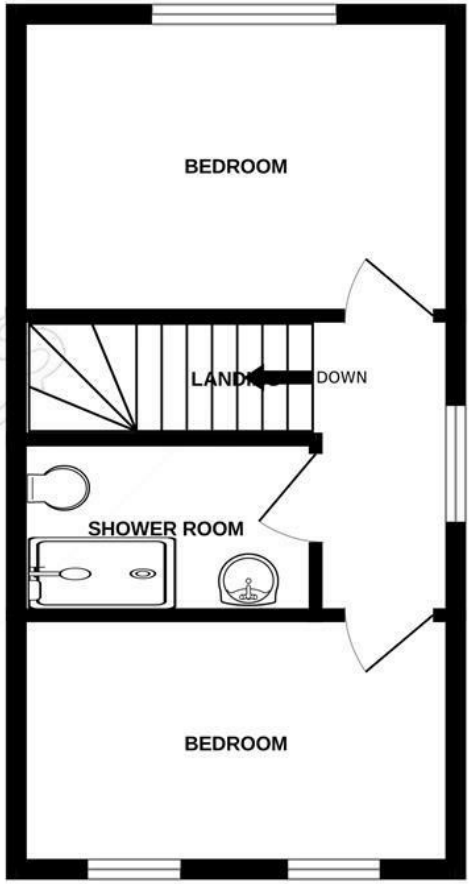
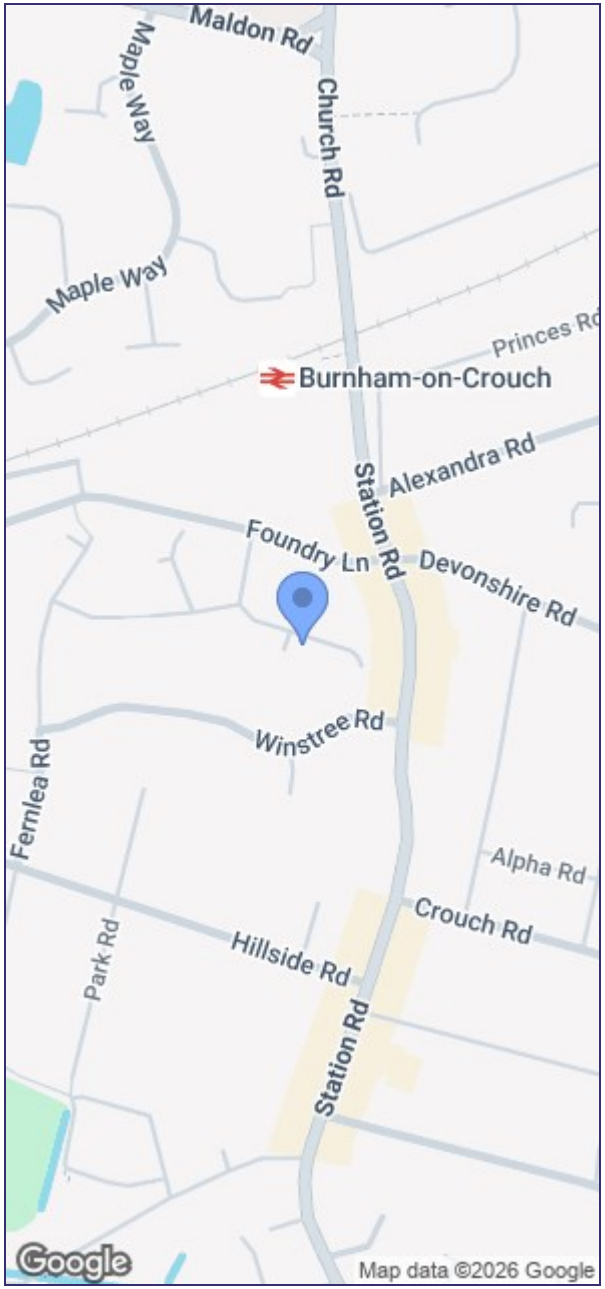
GROUND FLOOR



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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