



Alamein Road, Burnham-On-Crouch CM0 8JH
£349,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

NEWLY COMPLETED HIGH-SPECIFICATION HOME
-NO ONWARD CHAIN.

Completed in July 2025, this exceptional home benefits from a ten year building warranty from the date of completion and has been finished to a high standard throughout.

The accommodation comprises of a spacious lounge with dual fuel wood burner and dining area, a modern fitted kitchen with integrated appliances, two double bedrooms and bathroom.

Externally, the property boasts an excellent 65 ft West facing rear garden, offering potential to the side to extend (STP).
To the front, there is a driveway for three vehicles, together with an EV charging point.

Additional energy features include solar panels, making a substantial difference to your electricity bills and twin battery energy storage.

FULL BUILD SPECIFICATIONS ARE AVAILABLE ON REQUEST AT POINT OF VIEWING.

Entrance hallway

Entrance door to the hallway which has quality laid wood effect laminate flooring running throughout, the groundfloor. Stairs to the first floor and radiator.

Cloakroom/w/c

Close coupled w/c, pedestal hand wash basin with double vanity cupboards below, chrome heated towel rail and a triple glazed window to the front.

Lounge and dining area

23'2 x 10'4 reduce in d/area to 6'4
This is an excellent size room, bright and airy with a triple glazed window to the front and side, both with quality fitted white shutter/blinds. Fireplace with above wooden mantle and a fitted and certified dual fuel cast iron burner, radiator and television point. The dining area offers plenty of space for a table and chairs, triple glazed French doors to the rear garden and radiator.

Kitchen

9'7 x 9'5
Fitted with a range of modern grey eye level units

with Quartz effect splash backs, matching base units, drawers and two pull out spice racks with Quartz effect work tops over. Inset Bosch electric induction hob with above extractor and Bosch oven below, inset sink, integrated fridge and freezer, dish washer and washing machine that will remain. Wall mounted concealed boiler for hot water and heating (not tested) and a triple glazed window and door to the rear and above head velux window.

Landing

Built in linen cupboard, loft access, radiator and a triple glazed window to the rear with quality fitted white shutter/blind.

Bedroom one

13'4 x 10'6
Both bedrooms are good size double rooms, television point, radiator and a triple glazed window with quality white fitted shutter/blind.

Bedroom two

10'5 x 9'9
Triple glazed window to the rear with fitted blind, radiator and television point.

Bathroom

Panelled bath with above fitted shower and screen, w/c with built in cistern incorporating the sink in a vanity surround with cupboards below. Down lighting, shaver point, expel air, chrome heated towel rail and a triple glazed window to the front.

West facing rear garden

65 ft plus 26 ft x 13 ft ext to one side
Rarely do new properties have large gardens like this, so if you enjoy your outside space, entertaining, gardening or just the long hot summer days, this will tick all the boxes.
Commencing with a patio/entertaining area which further to the side with gate to the front.
The garden is majority laid to lawn with close board fenced boundaries, garden shed and outside power sockets and water tap. PLEASE NOTE the garden extends to one side by 26 ft x 14'4 ft offering potential to extend (STP.)

Drive/parking

The property has its own driveway/parking laid to block paving, for three vehicles.

The property has been built to a high specification and as we have mentioned, the build spec and details can be made available to see at the point of viewing.

AGENTS NOTE



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	99	99
(81-91) B		
(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	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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