

Remembrance Avenue, Burnham-On-Crouch , Essex CM0 8HA

O.I.E.O £1,000,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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BEING OFFERED WITH NO ONWARD CHAIN
Offering breathtaking, uninterrupted views across the River Crouch, this exceptional five-bedroom townhouse is situated within the highly sought-after Burnham Shores Development. Constructed in 2017 by Lynton Homes to an outstanding standard, the property provides generous and highly versatile accommodation arranged over four floors.
The interior has been thoughtfully designed to maximise both space and natural light, with full-height windows and carefully positioned balconies enhancing the stunning riverside outlook. At its heart lies a contemporary, fully fitted kitchen/dining area, complemented by a spacious living room and a separate study, creating an ideal environment for both everyday living and entertaining.
The principal suite is particularly impressive, extending to approximately 31'6 and enjoying remarkable views across the river. Four further bedrooms provide ample accommodation, three of which benefit from stylish en-suite facilities, while a luxurious family bathroom and additional cloakroom serve the remaining rooms.
The ground floor welcomes you via an elegant reception hall, which leads to a cloakroom and a substantial utility room with direct access to a beautifully landscaped rear garden, offering a peaceful and private outdoor space.
Further enhancing the appeal of the home is a double garage with an electric door, along with underfloor heating throughout the entire first floor, all finished to a high specification consistent with the quality of the build.
This is a rare opportunity to acquire a truly outstanding waterside residence in a prime location, and early viewing is strongly recommended to fully appreciate all that this remarkable home has to offer.







THIRD FLOOR:

LANDING:
Double glazed window to side, build in storage cupboard, access to loft space which is part boarded, doors to:

BEDROOM: 14' x 13'4 (4.27m x 4.06m)
Dual aspect room with full height double glazed window to front and double glazed window to side, radiator, 2 built in storage cupboards, Karndean White Painted Oak flooring, door to:

EN-SUITE:
Double glazed Velux window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with glass door, wall mounted wash hand basin with tiled splash back and dual flush close coupled wc, continuation of Karndean White Painted Oak flooring, inset downlights, extractor fan.

BEDROOM: 17' x 12'4 max + wardrobe depth (5.18m x 3.76m max + wardrobe depth)
Full height double glazed window to rear with fitted shutters overlooking river, radiator, built in wardrobe and storage cupboard, Karndean White Painted Oak flooring, door to:

EN-SUITE:
Double glazed Velux window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled dual function shower cubicle with glass door, vanity wash hand basin with tiled splash back and storage below, dual flush close coupled wc, continuation of Karndean White Painted Oak flooring, inset downlights, extractor fan.

SECOND FLOOR:

LANDING:
Radiator, doors to:

BEDROOM: 31'6 x 17' >14'9 (9.60m x 5.18m >4.50m)
Full height double glazed windows with fitted shutters to side, front and rear with views over river, radiator, built in wardrobes, Karndean White Painted Oak flooring, door to:

EN-SUITE:
Chrome heated towel rail, 4 piece white suite comprising panelled bath with tiled splash, mixer tap and shower attachment, fully tiled corner shower cubicle, vanity wash hand basin with storage below, dual flush close coupled wc, continuation of Karndean White Painted Oak flooring, inset downlights, extractor fan.

FAMILY BATHROOM:
Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash hand basin with tiled splash back and dual flush close coupled wc, continuation of Karndean White Painted Oak flooring, part tiled walls, inset downlights, extractor fan.

BEDROOM: 15'2 x 10'5 (4.62m x 3.18m)
Dual aspect room with full height double glazed windows with fitted shutters to side and front, radiator, Karndean White Painted Oak flooring, door to:

EN-SUITE:
Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with glass door, wall mounted wash hand basin with tiled splash back and dual flush close coupled wc, Karndean White Painted Oak flooring, inset downlights, extractor fan.

BEDROOM: 14'1 x 10'5 (4.29m x 3.18m)
Full height double glazed windows with fitted shutters to front, radiator, Karndean White Painted Oak flooring.

FIRST FLOOR:
The first floor benefits from underfloor heating throughout and comprises:-

LANDING:
Tiled floor, doors to:

LIVING ROOM: 29'3 x 15'11 (8.92m x 4.85m)
Dual aspect room with double glazed French style doors with Juliet balcony to front and side, tiled floor.

STUDY: 9'2 x 5'11 (2.79m x 1.80m)
Double glazed window to side, tiled floor.

KITCHEN/DINING AREA: 37'10 x 15'10 > 13'2 (11.53m x 4.83m > 4.01m)
Double glazed doors and windows with fitted shutters to Juliet balcony to rear, extensive range of matching wall and base mounted storage units, quartz work surfaces with inset 1 ½ bowl ceramic sink unit with drainer grooves to side, built in eye level double oven, matching island unit with inset 5-ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, tiled floor with under floor heating, open plan to dining area which is triple aspect with full height double glazed door with Juliet balcony to front and double glazed doors opening onto balcony at rear overlooking river, continuation of tiled floor, door to:

CLOAKROOM:
Two piece suite comprising dual flush close coupled wc and wall mounted wash hand basin with tiled splash back, continuation of tiled floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:
Underfloor heating to ground floor. Obscure double glazed entrance door to front, French style doors opening to rear garden with fitted shutters, 2 built in storage cupboards, tiled floor, staircase to first floor, door to:

CLOAKROOM:
Two piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splash back, tiled floor, extractor fan.

UTILITY ROOM: 14'4 x 10' (4.37m x 3.05m)
Double glazed French style doors opening to rear garden, quartz work surfaces with inset single bowl sink unit, integrated wine cooler, space and plumbing for washing machine and tumble dryer, tiled floor with under floor heating, extractor fan.

EXTERIOR:

REAR GARDEN:
An impressive, landscaped rear garden commencing with a large paved patio entertaining area with raised beds leading to remainder which is mainly laid to lawn, side access to:-

FRONTAGE:
Low maintenance frontage comprising a driveway providing off road parking leading to:-

DOUBLE GARAGE:
Electric up and over door to front, power and light connected, extensive range of storage units, door to boiler cupboard.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band G.
Estate Management Fee contribution - Remembrance Avenue Management Ltd - £180 for 2023 - then next budgeted payment is £1500 2028/29 (for whole development).

BURNHAM-ON-CROUCH:
The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. 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.

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.



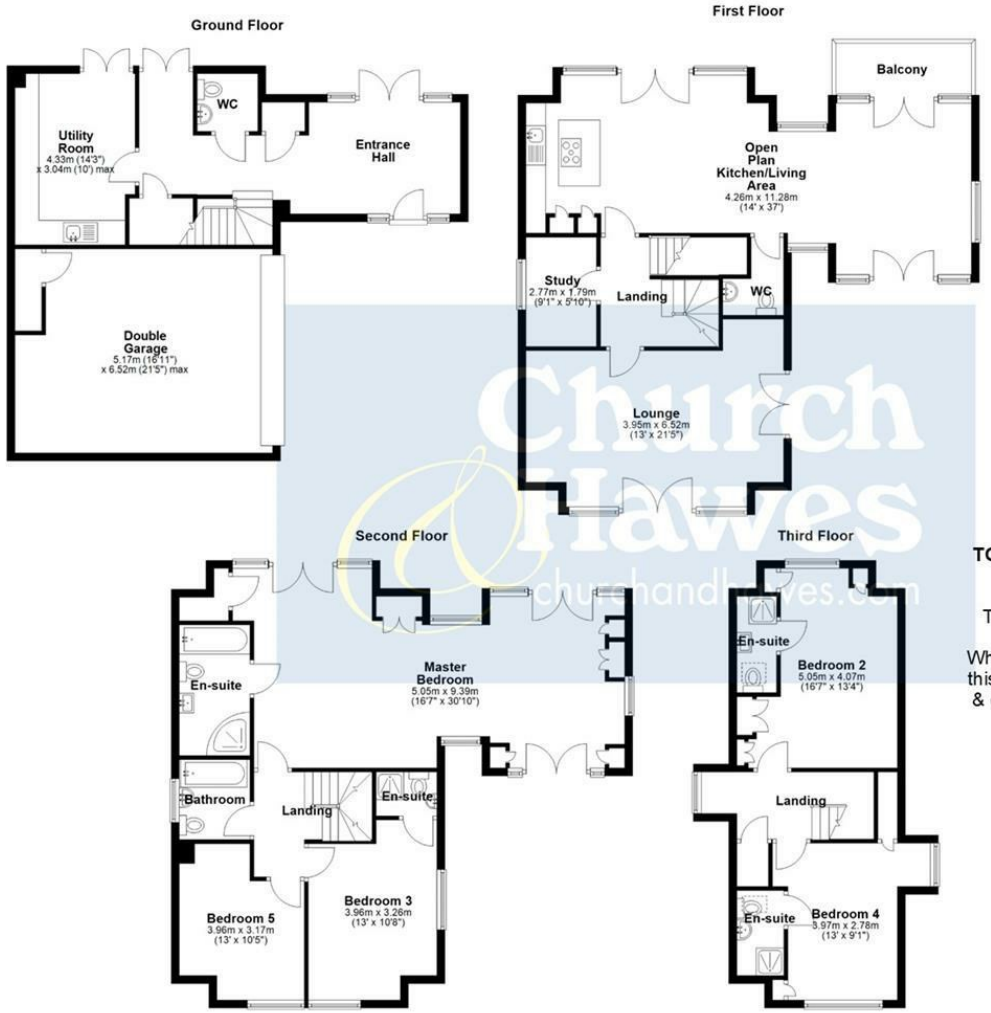






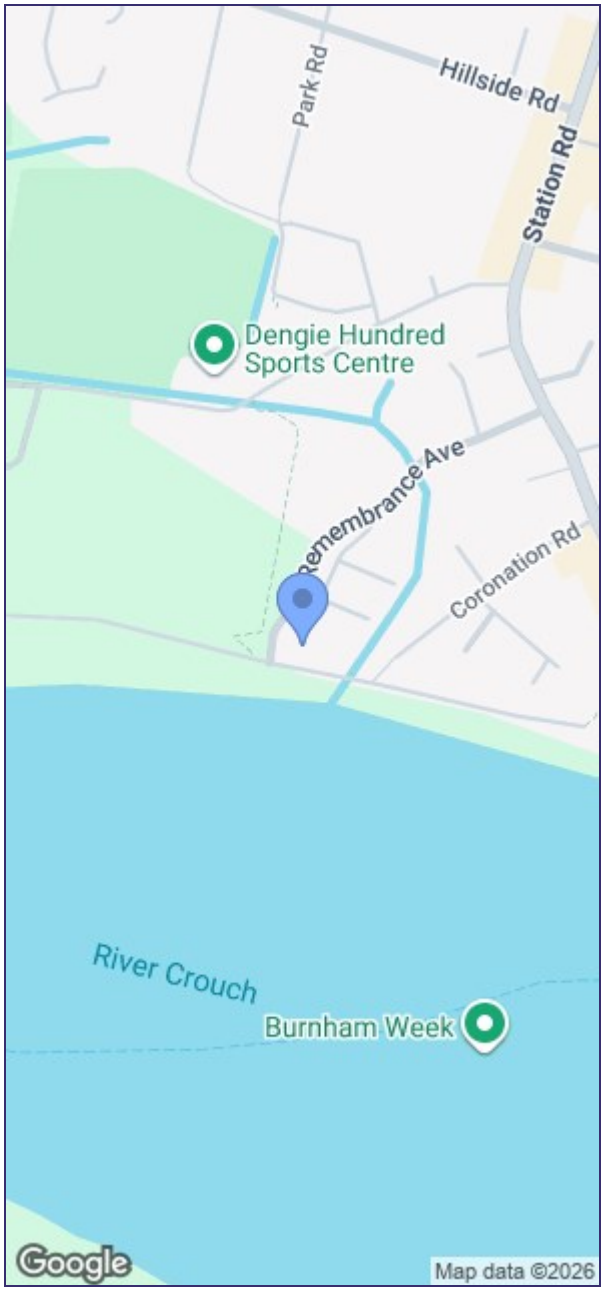



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TOTAL APPROX INTERNAL FLOOR AREA (INCLUDING GARAGE)
294 SQ M 3168 SQ FT
This plan is for layout guidance only and is **NOT TO SCALE**
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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