



Mill Road, Burnham-On-Crouch CM0 8PZ  
£20,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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UCUBELIFE the opportunity to purchase a bespoke high end unit, whether you require a luxury office/man cave, portable airbnb or holiday home not to mention a teenage room or annexe.

All you need is the space to locate the unit and then we can arrange a meeting with the designer and builder to bespoke an amazing, double glazed, insulated ready to plug and play unit of your requirements.

These amazing container units can be from 20ft up to 40 ft and we would urge you to look at the photographs of some examples, that may sort your needs.

Please contact us to discuss further or arrange an appointment to view.

### **Entrance & sun terrace/veranda**

Double glazed double entrance doors with side screen windows to the lounge.

### **Lounge**

PLEASE bear in mind the layout is purely an example you can bespoke to your requirements. The lounge has laminate wood effect flooring which runs throughout the unit. Television point and an above head panel heater, door to the bathroom and open plan to the kitchen, plenty of space for a double sofa bed for guests.

### **Kitchen**

Once again this is purely an example and can be bespoke to your tastes and needs, currently fitted with a modern range of grey eye level units, matching base units and drawers with work surfaces over. Inset electric hob, built in oven, space for a fridge/freezer, plumbing for washing machine, down lighting and two double glazed windows to the front.

### **Bedroom**

A good size double room and again this can be bespoke to your needs, for example in one of the other units shown bunk beds. Double glazed window to the side, down lighting, ceiling panel heater and television point.

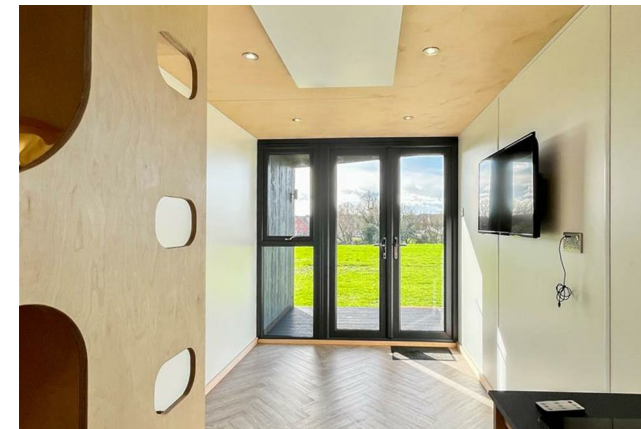
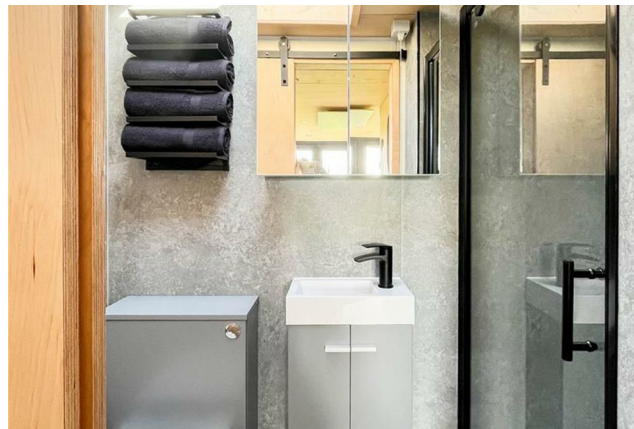
### **Bathroom**

Sliding door, walk in shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below, expel air, down lighting and a double glazed window to the side.

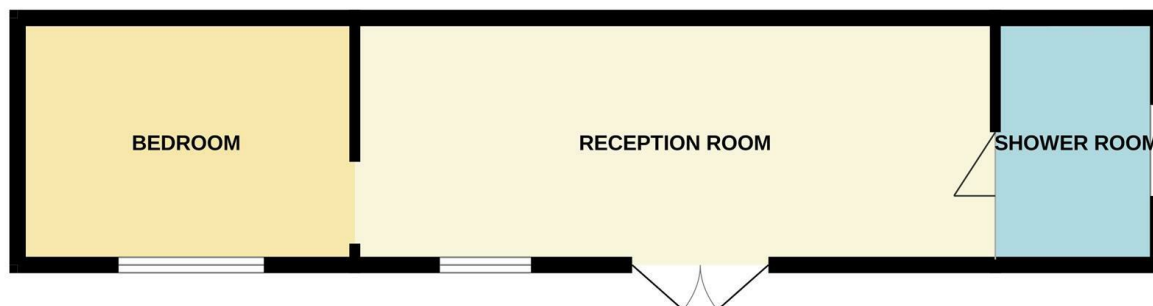
### **Agents Note**

The options on the use and the internal specifications are endless, all you need is the space to accommodate.

CALL US NOW TO ARRANGE A VISIT AND SIT DOWN WITH THE DESIGNER AND BUILDER.



## GROUND 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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### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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