



The Quay, Burnham-On-Crouch CM0 8AS
£625,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

An opportunity to own one of Burnhams beautiful river fronted Grade II homes. Always a talking point when visitors come to the town and also regularly painted by visiting artists. Positioned on the esplanade with the most stunning views, this beautiful period property is admired and appreciated by the local community and visitors and seen as a part of Burnhams heritage. Whether your forever home or a holiday retreat, this fantastic two bedroom property offers a wealth of accommodation with unbeatable views to relax and enjoy.

The first floor offers a good size hallway with a shower room/w/c, sitting room, open plan kitchen, dining room and snug with a wrap around conservatory and utility room.

The second floor has a gorgeous lounge with a center double side open fireplace and the most stunning views up and down the river (please see the video tour and photographs) and a balcony to watch the sailing and river activity, bedroom en-suite and a study with access to the balcony.

The third floor has the main bedroom again with en-suite and incredible views of the river and surroundings.

Externally to the rear a private walled courtyard garden to relax and enjoy, or entertain.

To the front there is a space for a smart car or similar size vehicle and double doors to a useful store room, ideal for bikes, sailing equipment or similar. NO ONWARD CHAIN.

Entrance hallway

Wooden entrance door to a generous size hallway with solid wooden flooring, double cloaks cupboard, and understairs cupboard. Stairs to the first floor, part exposed ceiling beams and radiator.

Shower room

Walk in shower, wall mounted hand wash basin, close coupled w/c, tiled walls and radiator.

Sitting room

14'9 x 12'4

A versatile room with original exposed ceiling beams and a decorative niche with display shelving and cupboards below. Built in desk unit incorporating shelving, cupboards and drawers, radiator and a double glazed bay window to the front looking on to the esplanade, French doors to the wrap around conservatory.

Kitchen

14'9 x 13'7

The kitchen offers open plan style living which works particularly well and is open to the dining room, snug, wrap around double glazed conservatory and utility room.

The kitchen has a range of solid quality wooden fronted eye level units with part back tiling, matching base units, drawers and solid wooden work tops. One and a half white enamel sink, inset five ring stainless steel gas hob with above extractor, built in oven and micro wave oven, plumbing for dish washer and television point and tiled flooring.

Dining area

The dining area is a good size space for your table and chairs and has a continuation of the tiled flooring from the kitchen. To one wall a built in dresser and is open to the wrap around conservatory.

Snug/wrap around conservatory

16'7 x 5'6 x 8'11

A lovely space to relax or talk to your host whilst in the kitchen, the tiled flooring again continues into this room. Being part of the conservatory it is double glazed with opening ceiling windows and also has air conditioning.

The conservatory continues to the dining area and has double glazed French doors opening into the courtyard garden.

Utility room

9'5 x 8'3

Tiled flooring, and a range of white eye and base units, drawers and an inset stainless steel sink, space for fridge, plumbing for washing machine. To one side a fitted work bench, wall mounted boiler and a velux ceiling window .

Second floor lounge, stunning river views.

22'3 x 17'8

This is an absolutely gorgeous room with a brick built center double sided open fireplace, two radiators, television point and wonderful original exposed ceiling and wall beams. There are two double glazed windows to the front, one of which is a bay window with seats ether side to enjoy some of the best river views Burnham has to offer.

PLEASE to truly appreciate this room and in particular to the views, pay particular attention to the

video tour and photographs. Double doors from the lounge to the rear to a second balcony over the courtyard garden and to an outside staircase to below.

In addition to the side is a door to the balcony, again offering fantastic views and the opportunity to sit, relax and watch the world go by.

Study

13'6 x 6'9

An amazing room to work from home with patio doors opening on to the balcony which again has amazing views across the river. There is a useful built in desk unit incorporating shelving and drawers and radiator.

Bedroom two en-suite

11'4 x 8'2

A good size double room with two double fitted wardrobes and single built in linen cupboard, with a lagged water tank. Loft access, radiator and a sash window to the rear.

En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c, shaver point, tiled walls, radiator and a sash window to the rear.

Third floor principal bedroom en-suite

16'3 x 12'5

This is a wonderful room as depicted in our photographs/video tour, with a vaulted ceiling exposing the original beams and a open brick fireplace and radiator. The walk in bay window to the front has spectacular views up and down the river and window seats to sit and enjoy with your morning coffee.

En-suite Walk in shower, inset hand wash basin with vanity surround and cupboards below, close coupled w/c. Tiled walls, radiator, loft access and a double glazed velux window to the rear.

Courtyard garden

This is a good size and nice and private with boundaries, plenty of space to entertain and put your plants and flower pots with an outside cold water tap. There is a very useful store room accessed from the courtyard, ideal for bikes, motor bike, sailing gear or similar and it also has double opening doors to the front.



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			
(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		62	68
	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			
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Not environmentally friendly - higher CO ₂ emissions			
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