



Chapel Road, Burnham-On-Crouch CM0 8JB  
Offers in the region of £270,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Grade II listed cottage circa 1830s in traditional Essex weatherboard, offering much of its original charm and character.

The property is in a prime location ideal for the high street shops, restaurants, yacht clubs and Burnhams gorgeous riverfront.

The cottage has been extended and on the ground floor it offers a cosy lounge with open fire, a cottage style kitchen and a wonderful garden room with lantern style roof, inner hallway with laundry cupboard walk in cloaks cupboard and the bathroom.

The first floor offers two double bedrooms and externally the cottage offers a superb natural garden in excess of 90 ft with garden shed power and light and log store/space.

### Entrance door and Lounge

11'6 x 10'8

Wooden entrance door to the lounge giving you two options of entry with a side entrance also. The lounge is a charming in keeping of its era room, made all the more cosy with an open fireplace and built in cupboards to one side. Down lighting, television point and a sash window to the front.

### Kitchen

9'8 x 8'3

The kitchen is of a cottage style with a range of bespoke pine fronted base units and drawers with complimentary work surfaces over. Space for a gas or electric oven, stainless steel sink, stair recess with shelving and pine cupboards below one of incorporates and integral fridge. Original sliding window which opens into the garden room and noted as part of the listing and opening with original beams, one of which is removeable to allow larger furniture to the first floor.

### Garden room

11'4 x 8'3

This is a gorgeous relaxing room and a superb addition to the cottage and very much in keeping with the theme throughout. Plenty of natural light from the lantern style roof, vertical column style radiator and glazed side door with matching floor to ceiling side screen windows with fitted window skins.

### Inner hallway

To one side there is a laundry cupboard with plumbing and washing machine to remain, wall

mounted boiler for hot water and heating(not tested). The opposite side has a large walk in cloaks cupboard also ideal for your wet gear after a days sailing.

### Bathroom

Panelled bath with taps and shower attachment, close coupled w/c, pedestal hand wash basin and radiator. Part tiled walls, real wood mahogany ceiling and windows to the side and rear.

### Bedroom 1

11'5 x 10'9

Good sized double bedroom, window to front, radiator and built in cupboard.

### Bedroom 2

9'6 x 7'7

Another good sized room, loft access with ladder and window to rear.

### Rear garden

south facing in excess of 90 ft

The property has a superb south facing garden in excess of 90 ft commencing with a shingle seating area and path which extends down the side of the cottage to the front.

The garden is a natural and has an array of plants, shrubs, trees and flowers offering a private space and a natural habitat for nature. To the rear of the garden is a shed approximately 14 ft x 8 ft with power and light and its own consumer box and a patio to the front, log storage to the side.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The intended users are expected to consult their estate agent and to guarantee as to their own accuracy of any measurements. Measurements taken with Mitutoyo CD204.

**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>		
(21-38) <b>F</b>		
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