



Kings Road, Burnham-On-Crouch CM0 8PP  
£590,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Proudly offering one of Burnhams prime located and focal point properties situated on the gorgeous esplanade and offering the most stunning river views.

Offered to the highest of standards interior designed turnkey property with the accommodation over three floors including a split level reception hallway, shower room, a fantastic lounge, dining room and open plan kitchen all views incredible views.

Three excellent size bedrooms with the option to reinstate the original fourth bedroom, two en-suites and a balcony to sit entertain and watch the sailing. The property has its own carport to a garage space with electric roller door (PLEASE NOTE) the garage area is now reduced in size, ideal for a small car or storage with part of this now designed into bedroom two and the open plan en-suite bathroom.

### Split level reception hallway.

Entrance door to the split level reception hallway with a large inset Coir door mat, built in cloaks cupboard and a grey column style radiator. Solid walnut wood flooring to steps and half landing and an understairs storage cupboard.

### First floor landing

Once again has the solid wood walnut flooring, ceiling spot lights and grey column style radiator.

### Shower room

Grey wood effect porcelain tiled flooring with underfloor heating, down lighting, w/c with dual push button flush and built in cistern, hand wash basin with vanity drawers below. Walk in shower cubicle with rain and hand held showers, expel air, white heated towel rail.

### Bedroom Two en-suite

19'6 x 16'3 reducing to 7'7

This is a superb guest room and we would point out where the the room reduces it is easily possible, to reinstate the wall and put back to a fourth bedroom. Solid walnut wood flooring, grey column style radiator and down lighting and dual double glazed windows to the front, both of which have the most stunning views across the river. PLEASE NOTE the current owners have chosen this as their personal principal bedroom, as it commands such wonderful views. The split level open plan bathroom is luxuriously fitted and works so well, with a free standing black

stone bath and a lowered privacy wall. To the back wall there are a range of quality fitted cupboards, shelving and below wall mirrors, solid marble flooring and a chrome heated towel rail.

### Stairs to second floor landing.

This landing again has a continuation of the solid wood walnut flooring.

### Principal bedroom en-suite

16'1 x 13 to wardrobes

Very tastefully decorated and designed with quality part mirrored fitted wardrobes to one wall. Bay window to the front with window seat and grey column style radiator and solid wood walnut flooring. En-suite grey wood effect porcelain tiled flooring and underfloor heating, down lighting, free standing white stone bath with center taps and shower attachment and large back mirror. Built in w/c cistern with twin dual push button flush, circular stone hand wash basin with vanity cupboard below, tiled walls, expel air and heated towel rail.

### Bedroom three

10'8 x 9'11

Another good size double room with solid wood walnut flooring and a double glazed window to the front.

### Stairs to third floor landing

Solid wood walnut flooring, built in storage laundry cupboard and a grey column style radiator.

### Lounge

14'6 x 11'5

Whether winter or summer what a fantastic room to sit, relax watching the sailing and the world go by. The views from the double glazed window to the front are truly stunning and this the same from the double glazed patio doors leading out onto the balcony. The solid wood walnut flooring runs through the lounge into the open plan dining room offering modern style living, that works particularly well. Down lighting, tv point and a grey column style radiator.

### Dining room

13'6 x 11'8

An excellent size room, great for entertaining with fantastic views from the double glazed patio doors, opening on to the balcony. Plenty of space here for a good size family table and chairs, grey column style radiator and open plan to the kitchen.

### Kitchen

10'9 x 7'7

You really couldn't imagine a more relaxing view to make your morning coffee or prepare a meal, with the most gorgeous views across the river from the double glazed window to the front.

The kitchen has a modern range of high gloss sage green eye level units with solid moon stone splashbacks, matching base units and drawers with solid Moon Stone work surfaces over. Inset combined gas and electric hobs with above extractor, double built in ovens, integrated fridge/freezer and dishwasher and stainless steel twin sinks.

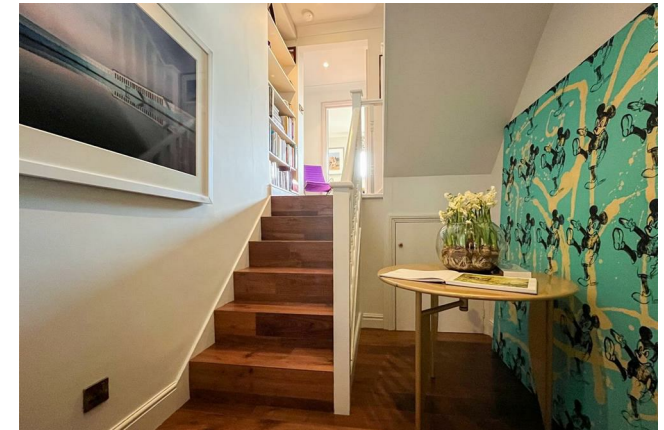
### Balcony

The balcony offers plenty of space to relax, entertain and enjoy the sun and stunning river views.

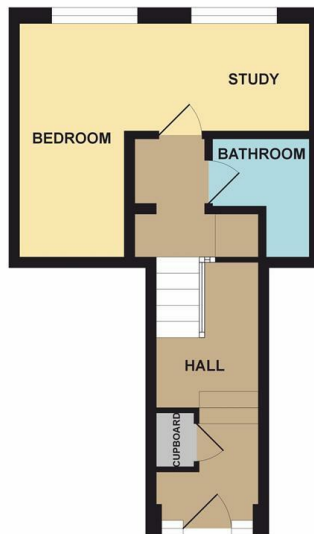
### Carport and garage

There is a covered carport leading to the garage with electric roller door. PLEASE NOTE as we mentioned the garage space is now reduced due to bedroom two alteration, giving space for a small car or storage.

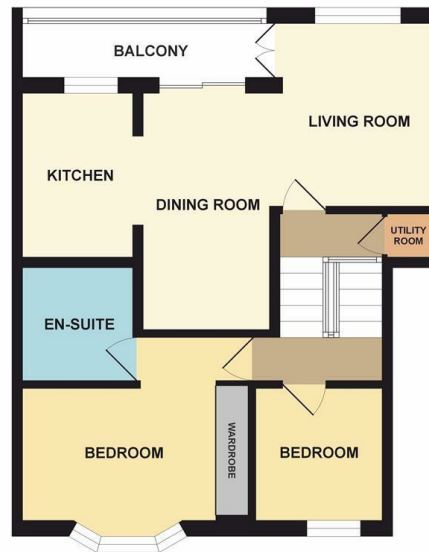




GROUND FLOOR



1ST FLOOR



**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	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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