



High Street, Burnham-On-Crouch CM0 8AG  
£485,000

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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A fantastic business opportunity or a gorgeous three bedroom character High Street property with a established and respected coffee shop/restaurant in situ.

PLEASE NOTE if you are looking from a business perspective, the property is currently set up on the ground floor as a exceptionally nice and very spacious apartment with a large kitchen/lounge, a good size bathroom and bedroom, all to a very high specification, also with a courtyard garden, boot room and workshop.

The first floor has two fantastic bedrooms both with high specification en-suite bathrooms, set out and very successfully running as Airbnb and finally as mentioned the shop.

The property as another option would be a superb three bedroom house with two very large en suite first floor bedrooms, one of which can be removed to reinstate a third bedroom.

PLEASE NOTE this work can be undertaken by the current vendor under separate negotiation.

On the ground floor a very spacious and extremely well fitted kitchen/dining room, lounge and high specification bathroom.

Externally a good size private south facing courtyard garden which extends to the side of the house, boot room and workshop, double gates to the front for an off street parking space.

### Approach to the property

Double gate open into a block paved parking space and path to the side entrance to the main accommodation.

### Storm porch

Storm porch to the entrance door and hallway.

### Entrance hallway

The hallway has tiled flooring and stairs to the first floor landing, doors to the front shop and to the ground floor rooms.

### Kitchen/dining room

20'6 x 12'3 reduc 8'8 in kitchen

This is a superb room combining the kitchen and a superb size dining area which could be configured to stay as suggested in one of two options. The kitchen has an extensive range of white high gloss eye level units, matching base units and drawers with quality

Quartz work tops over. Inset Stoves induction hob with above extractor and stainless steel Stoves oven below, integral fridge/freezer and inset stainless steel sink. Quality solid oak flooring running throughout the room and fitted cupboards and shelving to one wall in lounge area, horizontal column style radiator and a double glazed door to the rear.

### Bathroom

Fitted to a high specification with a large wet room walk in shower, vanity unit surround incorporating a w/c with built in cistern, hand wash basin and wall mounted mirrored cupboards above. Tiled flooring, expel air, chrome heated towel rail and a velux style ceiling window.

### Lounge

12'7 x 10'3

A totally versatile room but a lovely size lounge with quality solid oak flooring and feature panelling to one wall. Television point, column style radiator and a double glazed window to the side with fitted blind.

### Landing

Original exposed and restored wooden floorboards.

### Bedroom one en-suite

14'3 x 13'6

Both bedrooms are superb sizes and in excellent condition and this room again has original exposed wooden restored floorboards. Original cast iron fireplace and inset decorative tiles, feature panelled wall, television point, column style radiator and a sash window to the front.

En suite This is genuinely a very spacious and extremely well fitted room. Free standing roll top bath with chrome center taps and shower attachment surrounding tiled flooring, high level flush w/c, pedestal hand wash basin. The remaining flooring is exposed original restored floorboards, column style radiator and original cast iron fireplace, sash window to the side and a cupboard with the pressurised water tank.

### Bedroom two en-suite

12'5 x 11'8

Once again a superb size room presented to the same high standard with original exposed restored wooden floorboards. Column style radiator, television point, loft access and a sash window to the side.

En-suite Fitted to a high standard with an oversize walk in shower with rain shower head, close coupled w/c, pedestal hand wash basin. Column style radiator, tiled flooring, expel air, down lights and a double glazed sash window to the rear.

### South facing courtyard garden and parking.

The property has a lovely private and good size South facing split level courtyard to enjoy, plenty of room to entertain. In addition there is a large outbuilding, one side is a boot room which also has plumbing for a washing machine and the other side a work shop. There is an outside tap and the patio extends to one side of the house giving more space to sit and enjoy the sunny aspect. An established border with a variety of planting runs along the garden and there are double gates to the front offering parking for one vehicle.

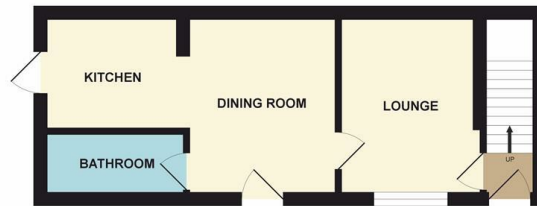
### Front shop

18'2 x 15'5

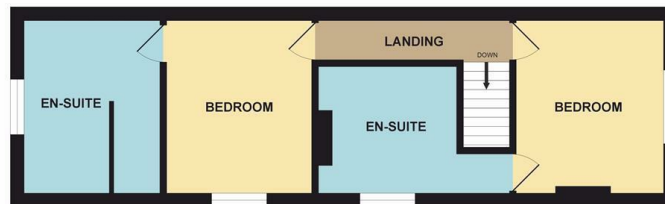
The shop to the front is facing the High Street and currently has tenants, running a busy well respected café/restaurant.



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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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