



High Street, Burnham-On-Crouch CM0 8AH  
£357,000

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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Situated in a prime location in Burnham's High Street, offering access to the shops, restaurants, yacht clubs, the river front renowned for its sailing and water sports.

This three bedroom property offers totally versatile accommodation with some wonderful river views and along with many of the neighbouring properties, the option to configure to suit your own needs. Whether a family home, buy to let or an Airbnb this property is certainly one to consider.

The ground floor has a generous hallway opening to a large rear lobby, bedroom with a shower room/w/c opposite, making it ideal for guests, courtesy door to an integral garage (potential to convert). The first floor has a large lounge and dining area with a superb refurbished balcony and roof with gorgeous river views and a separate kitchen. Finally the second floor has the principle bedroom and third bedroom and a family bathroom, PLEASE NOTE the boarded loft (stp) or consents required could potentially be converted. NO ONWARD CHAIN.

### Entrance hallway with rear lobby

Double glazed door to the hallway which has tiled flooring and plenty of storage space from an under stair cupboard, cloaks cupboard and also a cupboard housing the floor mounted boiler. Double glazed door and window to the rear and radiator, integral door to the garage and stairs to the first floor. AGENTS NOTE with the garage being integral there is the potential to make a further bedroom/reception room subject to consents required.

### Cloakroom w/c /shower room

Smooth plastered ceiling with down lighting and ceramic tiled wall, tiled flooring and white heated towel rail. Walk in shower cubicle, close coupled w/c and a window to the front.

### Bedroom two

12'4 x 8'5

A good size double room with recently fitted carpets, pedestal hand wash basin, good size built in wardrobe cupboard which there is also access from the hallway. Radiator and a double glazed window newly replaced window. PLEASE NOTE having the shower room/w/c opposite makes this an ideal room for guests.

### First floor landing

Stairs and landing.

### Lounge/dining room balcony and sea views

23 x 14'8

An impressive size room with a pine clad ceiling and new carpet, serving hatch to the kitchen, personal taste but this could quite easily be open plan to the currently separate kitchen, again subject to any consents required. There is ample space for a good size family table and a double glazed window to the front, the lounge area has radiator and television point with double glazed newly replaced patio doors to the balcony. The balcony is a gorgeous sun trap and has had a new floor and rubber matting with views across the river crouch, when the sun becomes too much there is a fitted above head sun canopy.

### Stairs to second floor landing

Again new carpet fitted and loft access, PLEASE NOTE there is loft ladder and light and good head height, once again there is potential here but of course subject to planning or consents required.

### Bedroom one

11'1 x 10'1

Another good size double with a range of bespoke floor to ceiling wardrobes, rails, lighting and drawers to one wall with a further matching single wardrobe to the opposite wall. Dual double glazed tilt and turn windows to the rear again with lovely views across the River Crouch, great for watching Wednesday night sailing and radiator.

### Bedroom three

9'2 x 7'6

Double glazed window to the front.

### Bathroom

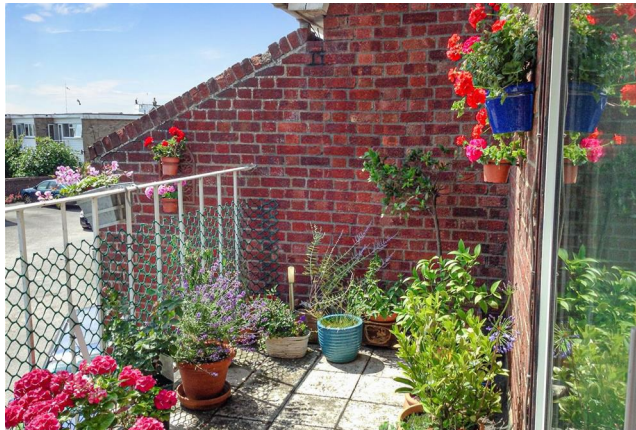
Comprising of a panelled bath, close coupled w/c and pedestal hand wash basin. Smooth plastered ceiling, radiator and a double glazed window to the front.

### Garage

As previously mentioned this could easily be converted subject to consents required, to provide a further bedroom or reception room. Currently, there is an up and over door to the front, power and light.

### Drive

The property has its own drive leading to the garage.



#### 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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