



High Street, Burnham-On-Crouch CM0 8AH
Offers in the region of £600,000

To view this property call
01621 734300

S J WARREN
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The accommodation comprises

A brief history of 61 High Street.

The Well House was built in 1807 originally an octagonal building, locally known as the 'Round Chapel' and constructed on the site the much older Baptist Church called The Jew's Watering Hole. In the late 1800's it was extended and the front gable was added. In 1910 The Well House was then repurposed as a Drill Hall for the Essex Regiment, with side extensions added for a rifle range. In 1964, the vendor's family purchased the property, converting it into a snooker club with a rear extension for a second staircase, and the two shops on the High Street.

This wonderful building has so much potential to make into a fantastic family home and/or run a business.

286 Square metres/3085 square feet

Its location in the centre of the town next to the iconic Clocktower adds to its desirability.

PLEASE NOTE This really is an iconic Burnham property and although we have compiled a detail which shows various rooms, the building can be reconfigured with advice to your requirements.

PLEASE DISCUSS further details with the agent, who have a good account of the property, its history and its massive potential.

Entrance to the main hall

29 ext to 39'8 x 30'10 ext to 39'8

There is a recessed entrance leading to the main door, this opens into the original Drill Hall. As you can imagine this is a particularly large area has two storage rooms. The main Staircase to the first floor. A fire exit to one side and rear access, and a door to the rear lobby and second staircase to the first floor.

Rear lobby, staircase two and toilets

The rear lobby, second staircase and toilets were a later addition to the property, offering access to the rear, stairs to the first floor and Ladies and Gents toilets.

Main stairs to the first floor.

First floor Lounge

22'5 x 13'4

Original large centre Cathedral style window with two smaller matching windows either side, plus two further matching windows to either flank. Access to large loft space featuring the octagonal roof. Could be converted to more rooms STPP.

Kitchen/dining area

22'5 max x 13'4

An irregular shape room with a kitchen space with a range of cream eye, base and drawer units with tiled work surfaces over. Space for a gas oven, space for a fridge/freezer, plumbing for washing machine and a one and a half sink.

Bedroom

10'3 reduc to 8'8 x 5'3

This room only has a small light window onto the landing.

Bedroom

12'2 x 6'9

Cathedral style window to the side.

Bedroom

12'7 x 9'2

Sash window to the side.

Bedroom 14 x 11 reduc to 5'3

Irregular shaped room with a sash window to the side.

Bathroom

Tiled flooring, walk in double shower cubicle, hand wash basin with double vanity cupboards, close coupled w/c and a window to the side.

Rear courtyard

with a door to the ground floor hall and another to the first floor accommodation

PLEASE NOTE this area is a good size and currently fenced off. We are informed by the vendor that they

had a licence to cross the Anchor Hotel's carpark to access the rear parking for several cars.

Shop one

12'2 x 11'3 & store room 10'4 x 11'5

Both the shops which currently have tenants are to the front facing the High Street and either side of the main entrance. There is a good size front window, side window and door, wood effect flooring and door to a good size store room.

Shop two

10'4 x 10'4 plus 12'7 x 8'8

The second shop is split into two functioning shops with the first area having a good size front window, side window and door. Open plan to the second part of the shop which again has a good size front window and door.

There is a small inner hallway, door to the main entrance, door to a hand wash basin and separate w/c.



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	45	
[21-38] F		
[1-20] G		

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		
[1-20] G		



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish.
Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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