



Providence, Burnham-on-Crouch, Essex CM0 8JU  
Price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*NO ONWARD CHAIN\*\*** Set within one of Burnham's most favoured central locations, just off the historic High Street and therefore within walking distance of the banks of the River Crouch, Burnham's mainline railway station which offers direct links into London Liverpool Street and yacht & sailing clubs as well as an array of shops, pubs and restaurants, is this well presented and deceptively spacious three storey town house. The property offers generously sized living accommodation throughout with the ground floor enjoying an impressive living/dining room opening to a modern kitchen with integrated appliances and cloakroom. The remaining accommodation is then spread over two further floors comprising three well proportioned double bedrooms in addition to a family shower room, en-suite to the master bedroom and dressing room. Externally, the property enjoys a secluded and well presented rear garden while the frontage offers off road parking for two vehicles. Properties of this ilk in this most favoured location are rare to the market so an early inspection is advised to avoid disappointment. Energy Rating C.



## **SECOND FLOOR:**

### **LANDING:**

Staircase down to first floor, doors to:

### **BEDROOM 1:**

Double glazed window to front, radiator, engineered oak floor, inset downlights, door to:

### **EN-SUITE:**

Double glazed skylight window to rear, heated towel rail, 3 piece suite comprising shower cubicle, close coupled WC and wash hand basin set on vanity unit with storage below, tiled walls and floor, extractor fan.

### **DRESSING AREA:**

Engineered oak floor, radiator.

## **FIRST FLOOR:**

### **LANDING:**

Staircase to both ground and second floor, airing cupboard housing hot water cylinder, doors to:

### **BEDROOM 2: 13' x 11' (3.96m x 3.35m )**

Two double glazed windows to rear, radiator, engineered oak floor, inset downlights.

### **BEDROOM 3: 13' x 11' max (3.96m x 3.35m max)**

Two double glazed windows to front, radiator, built in wardrobe, engineered oak floor.

### **FAMILY SHOWER ROOM:**

Large walk-in shower, full-width wall mirror, heated towel rail, close coupled WC and wash hand basin set on vanity unit with storage below, fully tiled walls and floor.

## **GROUND FLOOR:**

### **ENTRANCE HALL:**

Entrance door to front, staircase to first floor, doors to:

### **CLOAKROOM:**

Obscure double glazed window to front, radiator, 2 piece suite comprising close coupled WC and wash hand basin set on vanity unit with storage below, tiled walls and floor.

### **KITCHEN: 14' x 7' (4.27m x 2.13m )**

Double glazed window to front, radiator, extensive range of matching wall and base mounted storage units, laminate wood work surfaces with inset sink/drainage unit, integrated oven and hob with extractor over, integrated dishwasher, space for fridge/freezer, part tiled walls, tiled floor.

### **LIVING/DINING ROOM: 22'5 max x 18'4 max (6.83m max x 5.59m max )**

Double glazed French style doors to rear opening onto rear garden, double glazed window to rear, radiator, built in under stairs storage cupboard, engineered oak floor.

## **EXTERIOR:**

### **REAR GARDEN:**

Commencing with a part paved and decked seating area leading to remainder which is mainly laid to lawn with timber storage shed, side access gate leading to:

### **FRONTAGE:**

Driveway providing off road parking for up to 2 vehicles, side access gate leading to rear garden.

### **TENURE & COUNCIL TAX:**

This property is being sold freehold and is Council Tax Band C.

### **AGENTS NOTE:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

### **BURNHAM-ON-CROUCH:**

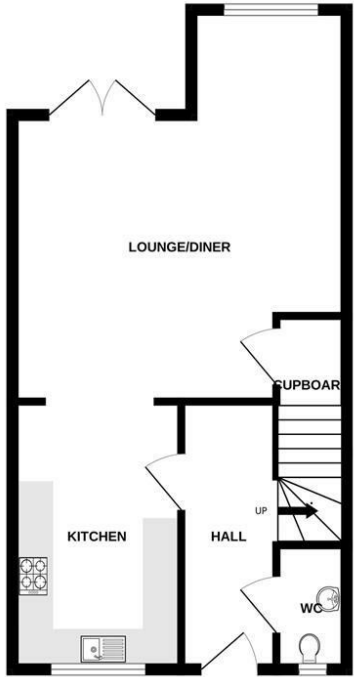
Burnham-on-Crouch is a picturesque town on the banks

of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

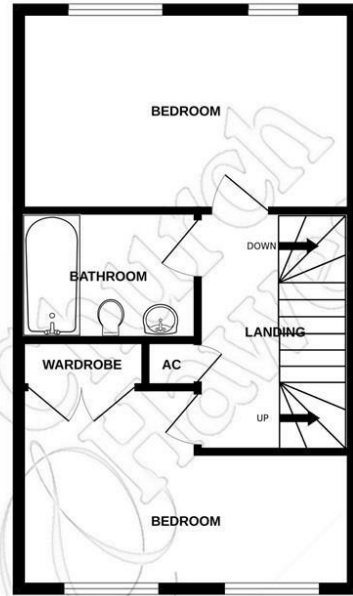




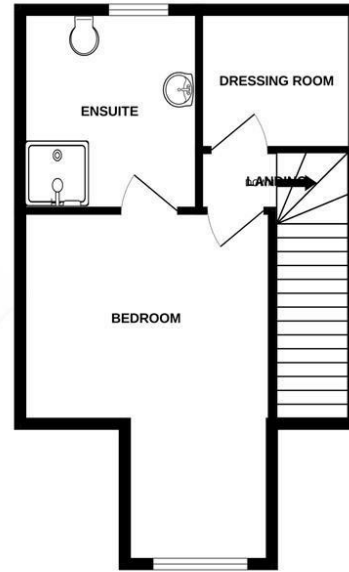
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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