



1a Arcadia Road, Burnham-on-Crouch, Essex CM0 8EF

Price £299,950

Positioned favourably within walking distance of Burnham's historic High Street, array of local shops and restaurants, doctors surgery, post office and railway station is this most individual detached residence built in 2020. Presented to a high specification throughout, light and airy living accommodation commences with an entrance hall leading to the second bedroom/study and quite superb, open plan living/dining room and 'Shaker' style kitchen with integrated appliances and adjacent cloakroom. The first floor then offers an individual layout with the master bedroom complimented by an impressive en-suite and into the eaves where a generously sized dressing/storage area has been created. Externally, the property enjoys a small low maintenance, yet wonderfully presented garden which sweeps across the rear and down the side of the property, while the frontage offers off road parking for two vehicles via a block paved driveway. An early inspection is advised to fully appreciate this most unique of properties. Energy Rating B.



GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed entrance door to front, wood effect flooring, doors to:-

BEDROOM TWO/STUDY: 8'2 x 7'5 (2.49m x 2.26m)

Double glazed window to front, radiator.

OPEN PLAN LIVING/DINING ROOM & KITCHEN: 19'8 > 15'3 x 18'6 (5.99m > 4.65m x 5.64m)

Double glazed French style doors to side opening on to garden, two double glazed windows to rear, two radiators, kitchen area comprising extensive of 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with built in four ring electric hob with glass extractor hood over and splash back, island unit with Quartz work surfaces with inset single bowl ceramic sink unit with drainer grooves to side, integrated dishwasher and washing machine, built in eye level oven, space for fridge/freezer, wood effect flooring, inset down lights, staircase to:-

FIRST FLOOR:

BEDROOM ONE: 14'1 x 13'1 (4.29m x 3.99m)

Light and airy bedroom with irregular roof line, double glazed Velux window, radiator, built in eaves storage cupboards, the bedroom opens into a further dressing/storage area with further double glazed Velux window which measures 9'2 x 7'5.

BATHROOM:

Accessed from the main bedroom with double glazed Velux window to front, three piece white suite comprising a panelled bath with centre taps and both handheld and overhead shower heads over, wash hand basin set on vanity unit with drawers below and a close coupled WC, inset downlights, extractor fan.

EXTERIOR:

GARDEN:

Small low maintenance garden which wraps around the rear and side of the property with the side offering a quiet paved seating area and the rear offering an artificially turfed area, side access gate leading to:-

FRONTAGE:

Block paved driveway providing off road parking for two vehicles, side access gate leading to garden.

TENURE & COUNCIL TAX:

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

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 7,500 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.

AGENTS NOTES:

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.

