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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 21 Kings Road, Burnham-on-Crouch, Essex CM0 8RP Price £220,000

NO ONWARD CHAIN\*\* Favourably positioned towards the end of this sought after no through road, in the centre of Burnham within a stones throw of the picturesque waterfront of the River Crouch and walking distance to Burnham's historic High Street, is this well presented semi-detached home offering deceptively spacious living accommodation throughout. Living space commences on the ground floor with an airy entrance hall leading to an impressive dual aspect living/dining room and kitchen. The first floor then offers a landing leading to two double bedrooms and a refitted shower room. Externally, the property enjoys a small, low maintenance courtyard garden while off road parking is on offer to the rear of the property. An early inspection is strongly advised to avoid the disappointment of missing out. Energy Rating C.



**FIRST FLOOR:**

**LANDING:**

Access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

**BEDROOM 1: 14'11 > 11'8 x 11'5 (4.55m > 3.56m x 3.48m )**

Two double glazed windows to front, radiator.

**BEDROOM 2: 11'1 > 8'10 x 7'8 (3.38m > 2.69m x 2.34m )**

Double glazed window to rear, radiator.

**SHOWER ROOM:**

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, extractor fan.

**GROUND FLOOR:**

**ENTRANCE HALLWAY:**

Part glazed entrance door to front, radiator, staircase to first floor, door to:

**LIVING/DINING ROOM: 23' x 11'8 > 7'8 (7.01m x 3.56m > 2.34m )**

Dual aspect room with double glazed windows to front and double glazed entrance door and windows to rear, 2 radiators, under stairs storage cupboard, leading to:

**KITCHEN: 9'8 x 6'9 (2.95m x 2.06m )**

Double glazed window to rear, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, space and plumbing for washing machine and fridge/freezer, part tiled walls.

**EXTERIOR - REAR GARDEN:**

Small paved patio courtyard garden with access gate at rear leading to:

**PARKING SPACE:**

Off road parking for 1 vehicle.

**TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band B.

**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, independent 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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. Dimensions in this document: This plan is for guidance purposes only and should be used as a guide only. Prospective purchaser: The services, fixtures and appliances shown have not been tested and no guarantee can be given regarding its efficiency or condition. Map data ©2025

