



**23 Leslie Park, Burnham-on-Crouch, Essex CM0 8SY**

**Price £240,000**

**\*\*IDEAL FIRST TIME PURCHASE!!\*\*** Set within a cul-de-sac of one of Burnham's most favoured modern developments within close proximity to the High Street, Quayside and sailing clubs is this vastly improved and wonderfully maintained 1/2 bedroom house. Living accommodation commences on the ground floor with an inviting entrance hall leading to double bedroom/study, kitchen/breakfast area and living area at the rear. The first floor then offers a landing leading to the main double bedroom and an impressive refitted shower room. Externally, the property enjoys a low maintenance rear garden which is south facing and is both artificially turfed and with a decked seating area. There is also one allocated parking space. An early viewing is a must to fully appreciate the size and standard of accommodation on offer. Energy Rating D.



**FIRST FLOOR:****BEDROOM: 11' x 9'8 (3.35m x 2.95m)**

Double glazed window to front, radiator, built-in storage cupboard, wood effect flooring.

**SHOWER ROOM:**

Obscure double glazed window to rear, 3 piece suite comprising tiled shower cubicle with sliding glass door and fixed monsoon shower head and handheld shower head, close coupled wc and freestanding circular marble sink with mixer tap over set on shelving table, heated ladder towel rail, fully tiled walls, tiled flooring.

**LANDING:**

Double glazed window to rear, access to loft space, airing cupboard housing hot water cylinder and immersion heater, further built-in storage cupboard housing Vaillant boiler and shelving above, balustrade staircase leading to:

**GROUND FLOOR:****ENTRANCE HALLWAY:**

Part obscure double glazed entrance door to side, double glazed window to front, radiator, under stairs storage cupboard, hallway opening to kitchen and living areas and door to:

**BEDROOM/STUDY: 8'3 x 7'7 (2.51m x 2.31m)**

Double glazed window to front, radiator, wood effect flooring.

**KITCHEN/BREAKFAST AREA: 14'3 x 6'5 (4.34m x 1.96m)**

Kitchen comprising single drainer sink unit with mixer tap over set in roll edged work surface, freestanding oven and hob with extractor hood over, range of white gloss fronted fitted wall and base mounted storage units and drawers, space and plumbing for washing machine and under counter fridge, hatching opening to living area, opening to:-

**LIVING AREA: 13'4 x 9'1 (4.06m x 2.77m)**

Fully glazed door opening to rear garden, double glazed windows to rear, 2 radiators, wood effect flooring.

**EXTERIOR - REAR GARDEN:**

A landscaped low maintenance rear garden which is predominantly artificially turfed a raised decked seating area, raised planted beds, access gate at rear.

**FRONTAGE:**

A low maintenance frontage with decked path to front door and decorative shingled areas, planted shrubs and bin store.

**PARKING:**

One allocated parking space to rear of property.

**TENURE & COUNCIL TAX:**

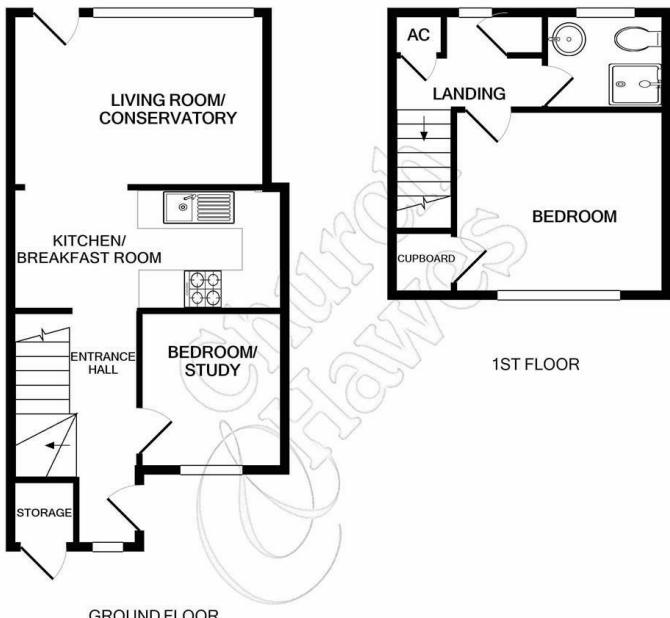
This property is being sold freehold and is Tax Band B.

**BURNHAM ON CROUCH:**

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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