



**Corinthia Mews, Burnham-On-Crouch , CM0 8FD**  
Guide price £325,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

\*\*\*GUIDE PRICE £325,000 TO £340,000\*\*\* Set within an exclusive development of just 11 properties on the fringes of Burnham is this improved, extremely well maintained and deceptively spacious semi-detached family home. The property was originally built in 2015 by Messrs. Linden Homes and represents an ideal first time purchase opportunity with deceptively spacious living accommodation commencing with an inviting entrance hall leading to the living room which opens to a kitchen with integrated appliances and a ground floor cloakroom/WC. The first floor then offers a landing area leading to two double bedrooms, one of which is served by an en-suite shower room and the other served by a central bathroom. Externally, the property enjoys a generously sized, yet low maintenance rear garden an array of attractively planted beds, both paved and shingled areas and a bridge over a raised Koi pond which leads to a further seating area and outbuilding at the rear. An attractive frontage then provides extensive off road parking along the side of the house via a block paved driveway. The property and small development on which it sits is situated within easy access to local amenities including shops, pubs, restaurants, schools, doctors surgery, marina and Burnham's railway station with direct links into London Liverpool Street. An early viewing is strongly advised to avoid the disappointment of missing out. Energy Rating C.



## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, doors to:-

### BEDROOM ONE: 12'2 x 10'6 (3.71m x 3.20m)

Double glazed window to front, radiator, built in storage cupboard, door to:-

### EN-SUITE:

Obscure double glazed window to front, chrome heated towel rail, three piece white suite comprising fully tiled shower, wall mounted wash hand basin and WC with concealed cistern, part tiled walls.

### BEDROOM TWO: 14'5 x 7'7 (4.39m x 2.31m)

Two double glazed windows to rear, radiator.

### FAMILY BATHROOM:

Chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, pedestal wash hand basin and WC with concealed cistern, part tiled walls, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure double glazed composite entrance door to front, radiator, staircase to first floor, wood effect flooring, leading to:-

### CLOAKROOM:

Obscure double glazed window to front, heated towel rail, two piece white suite comprising wall mounted wash hand basin with tiled splash back and WC with concealed cistern.

### LIVING ROOM/KITCHEN: 24'7 x 14'5 (7.49m x 4.39m)

LIVING ROOM: Double glazed French style doors and windows to rear with sliding doors, ceiling mounted projector with pull down screen, wood effect flooring, inset downlights, opening to:-

KITCHEN: Double glazed window to front, kitchen comprising an extensive range of matching wall and base

mounted 'Shaker' style storage units and drawers, solid wooden work surfaces with inset white ceramic sink unit, range cooker to remain, space for fridge/freezer and washing machine, integrated dishwasher, continuation of wood effect flooring, glass splash backs, inset down lights.

### EXTERIOR:

#### REAR GARDEN:

A low maintenance, yet generously sized rear garden commencing with a paved patio seating area leading to remainder which is mainly shingled throughout with a bridge taking you over a raised Koi pond and to a further paved seating area which also houses a storage shed/outbuilding, side access gate leading to:-

#### FRONTAGE:

Block paved driveway providing extensive off road parking, side access gate leading to rear garden.

#### TENURE & COUNCIL TAX:

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

#### BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned 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.

## MONEY LAUNDERING & REFERRALS:

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.









