



**Church
Hawes**
churchandhawes.com

148e Station Road, Burnham-On-Crouch , CM0 8HQ
Guide price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Est. 1977

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****Guide Price £475,000 - £485,000****

Brand New Three-Bedroom Chalet Bungalow | Gated Private Setting | High-Specification Finish | Central Burnham-on-Crouch

A rare opportunity to acquire a brand new three-bedroom chalet bungalow, enviably positioned in the heart of Burnham-on-Crouch, offering an exceptional combination of contemporary living, privacy and convenience.

Set behind secure electric gates, this beautifully appointed home has been thoughtfully designed and finished to an impressive high specification, providing stylish and comfortable accommodation ideal for modern family living, downsizers or those seeking a low-maintenance new home.

Internally, the property offers a generous and versatile layout, with bright and well-proportioned rooms throughout. The accommodation includes three bedrooms, complemented by beautifully finished bathrooms and a superb contemporary kitchen designed to form the heart of the home. Quality fixtures, fittings and finishes have been carefully selected throughout, creating a modern yet timeless feel.

The principal living areas provide excellent space for both relaxing and entertaining, while the chalet-style design offers additional flexibility and a sense of spaciousness rarely associated with a newly built bungalow.

Outside, the property benefits from a private gated setting, providing both security and exclusivity. There is ample scope for creating an attractive outdoor entertaining area and landscaped garden, subject to the property's existing arrangements.



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.

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.

MANAGEMENT FEES: TBC

AGENTS NOTE - SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

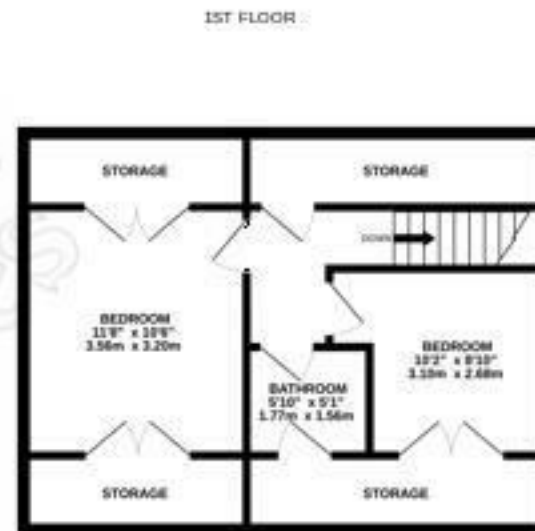
BURNHAM-ON-CROUCH:

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.







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.
Made with floorplan 1/2028

