



High Street, Burnham-On-Crouch CM0 8AG  
£475,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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Ideally situated just moments from Burnham's picturesque riverfront, seawall, yacht clubs, and vibrant High Street, shops, restaurants and local amenities. This unique three-bedroom property offers an exceptional opportunity for both residential and business use.

The house offers excellent size accommodation throughout, with the added benefit of a versatile ground-floor shop in situ. PLEASE NOTE the premises are not subject to an existing lease, allowing the new owner the freedom to continue running a business, create an investment opportunity by leasing the space, or repurpose it to suit their individual needs. There is a currently a tenant running a business on a rolling month to month contract at £600 per month, they would continue if permitted by the new buyers.

The ground floor features a generous open-plan kitchen/dining and lounge area, together with a convenient wet room.

The first floor has three fantastic sized bedrooms, one currently being used as a lounge, bedroom and dressing room both with high specification with a good sized family bathroom at the rear of the property. Externally a good size private south facing courtyard garden which extends to the side of the house, boot room and workshop, double gates to the front for an off street parking space. This distinctive home offers an exciting blend of residential comfort and commercial potential in one of Burnham's most desirable locations.

### Approach to the property

Double gate open into a block paved parking space and path to the side entrance to the main accommodation.

### Storm porch

Storm porch to the entrance door and hallway.

### Entrance hallway

The hallway has tiled flooring and stairs to the first floor landing, doors to the front shop and to the ground floor rooms.

### Kitchen/dining room

20'6 x 12'3 reduc 8'8 in kitchen

This is a superb room combining the kitchen and a superb size dining area which could be configured to stay as suggested in one of two options. The kitchen has an extensive range of white high gloss eye level units, matching base units and drawers with quality Quartz work tops over. Inset Stoves induction hob with above extractor and stainless steel Stoves oven below, integral fridge/freezer and inset stainless steel sink. Quality solid oak flooring running throughout the room and fitted cupboards and shelving to one wall in lounge area, horizontal column style radiator and a double glazed door to the rear.

### Bathroom

Fitted to a high specification with a large wet room walk in shower, vanity unit surround incorporating a w/c with built in cistern, hand wash basin and wall mounted mirrored cupboards above. Tiled flooring, expel air, chrome heated towel rail and a velux style ceiling window.

### Lounge

12'7 x 10'3

A totally versatile room but a lovely size lounge with quality solid oak flooring and feature panelling to one wall. Television point, column style radiator and a double glazed window to the side with fitted blind.

### Landing

Original exposed and restored wooden floorboards.

### Bedroom one

14'3 x 13'6

Both bedrooms are superb sizes and in excellent condition and this room again has original exposed wooden restored floorboards. Original cast iron fireplace and inset decorative tiles, feature panelled wall, television point, column style radiator, built in cupboard and a sash window to the front.

### Bedroom two

12'5 x 11'8

Once again a superb size room presented to the same high standard with original exposed restored wooden floorboards. Column style radiator, television point, loft access and a sash window to the side. Door to the bathroom PLEASE NOTE the vendors can reinstate a wall should you not wish this room to be open to the bathroom.

### Bedroom three

11'1 x 9'6

Another excellent size double bedroom with a double glazed window to the side, column radiator, cast iron fireplace and exposed wooden floor boards.

### Bathroom

This is genuinely a very spacious and extremely well fitted room. Free standing roll top bath with chrome center taps and shower attachment surrounding tiled flooring, high level flush w/c, pedestal hand wash basin. Tiled flooring, column style radiator, sash window to the side.

### South facing courtyard garden and parking.

The property has a lovely private and good size South facing split level courtyard to enjoy, plenty of room to entertain. In addition there is a large outbuilding, one side is a boot room which also has plumbing for a washing machine and the other side a work shop. There is an outside tap and the patio extends to one side of the house giving more space to sit and enjoy the sunny aspect. An established border with a variety of planting runs along the garden and there are double gates to the front offering parking for one vehicle.

### Front shop

18'2 x 15'5

No current running lease with a charity shop on temporary loan



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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