

Beauchamps, Burnham-On-Crouch , CM0 8PR

Price £475,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN – Spacious Four-Bedroom Detached Family Home

Occupying an enviable position at the head of a quiet cul-de-sac on one of Burnham's most sought-after modern developments, this generously proportioned detached family home offers excellent living space and exciting potential for modernisation.

The ground floor comprises an inviting entrance hall, study, cloakroom, spacious living room and an impressive kitchen/diner measuring in excess of 28ft, which opens into a superb 30ft conservatory, creating an ideal space for family living and entertaining.
To the first floor, a light and airy landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property benefits from a manageable rear garden, a garage positioned to the rear, two driveways providing ample off-road parking and an attractive frontage.

Offered with no onward chain, this is an excellent opportunity to acquire a substantial family home in a highly desirable location, with scope to update and personalise to individual tastes. Early viewing is strongly recommended.

Energy Rating: C







ACCOMMODATION COMPRISES:

FIRST FLOOR:

LANDING:
Airing cupboard housing hot water cylinder, access to loft space, doors to:

BEDROOM 1: 12'7 x 10'10 (3.84m x 3.30m)
Built in wardrobes, door to:

EN-SUITE:
Three piece suite comprising panelled bath, wash hand basin and WC.

BEDROOM 2: 11'5 x 9'5 (3.48m x 2.87m)
Built in wardrobe.

BEDROOM 3: 9'4 x 8'1 (2.84m x 2.46m)
Built in wardrobe.

BEDROOM 4: 9'7 x 6'8 (2.92m x 2.03m)

FAMILY BATHROOM:
Three piece suite comprising panelled bath, wash hand basin and WC.

GROUND FLOOR:

ENTRANCE HALLWAY:
Built in storage cupboard, staircase to first floor, doors to:

LIVING ROOM: 21'3 x 11'3 (6.48m x 3.43m)

KITCHEN: 28' max x 9'10 (8.53m max x 3.00m)

CONSERVATORY/DINER: 30' x 9'10 (9.14m x 3.00m)

EXTERIOR:

REAR GARDEN:
Mainly laid to lawn with access into side of garage and rear access gate leading to:

PARKING:
Driveway providing off road parking for 2/3 vehicles, access to:

GARAGE:
Up and over door to front, power and light connected, personal door into rear garden.

FRONTAGE:
Attractive frontage which is mainly laid to lawn, planted trees and hedgerow and boundary.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band E.

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. Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.
A verification fee payable in advance of £40 per person (including VAT) will apply.
These checks must be completed and successfully verified before we are able to progress with the purchase. Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire.

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 a 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.

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.

LANDLORD HAS SERVED A SECTION 8 NOTICE:
Agents Note Re Section 8 and Tenant in Residence: Please note there is a tenant in residence and that we understand a Section 8 notice has been served by the landlord, please contact the office for any further updated information including dates/timescales etc.




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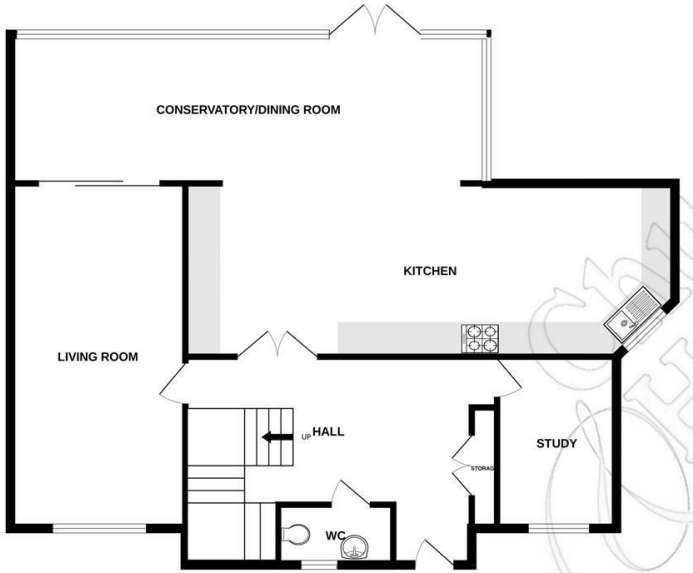
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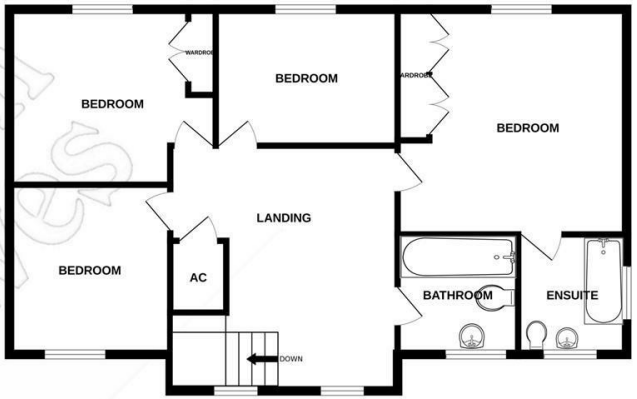

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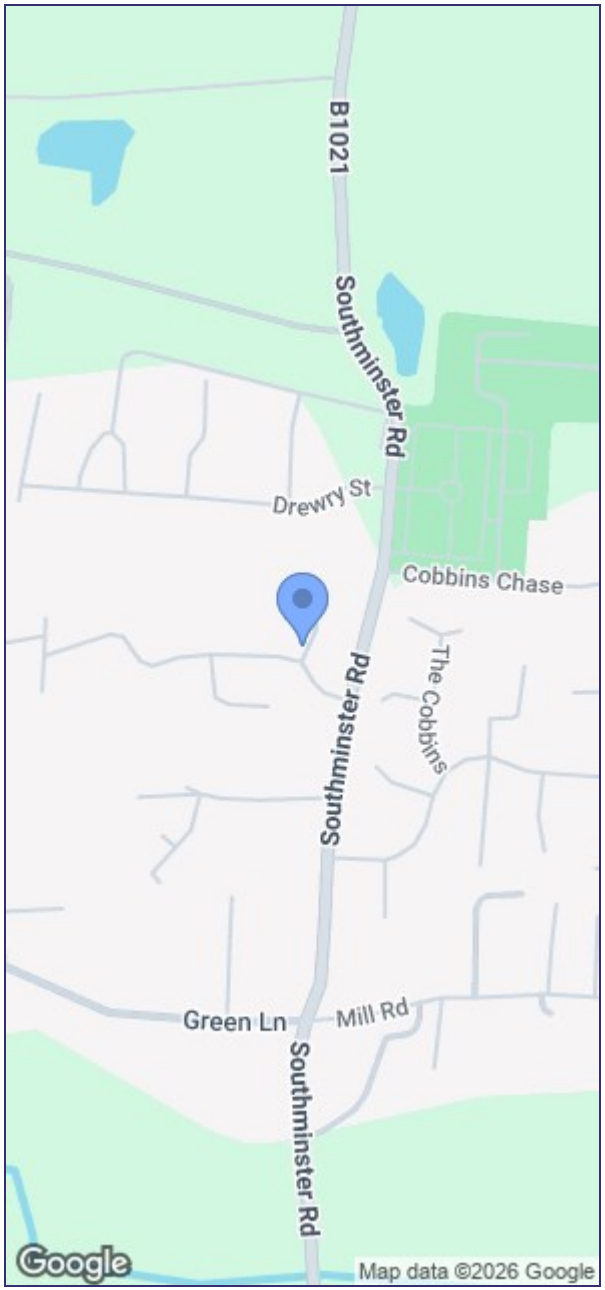
GROUND FLOOR



1ST FLOOR



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.
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