

Regatta Road, Burnham-on-Crouch , Essex CM0 8FZ

Guide price £550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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**GUIDE PRICE £550,000 TO £575,000**
Exceptional Executive Detached Home in Prestigious Corinthian Place
Situated within the highly sought-after Corinthian Place development, this beautifully presented executive detached residence offers spacious, versatile accommodation, enhanced by tasteful upgrades and meticulous maintenance by the current owners.
The ground floor comprises a welcoming entrance hall leading to a superb triple-aspect living room, a versatile study/snug, and a cloakroom. At the heart of the home is an impressive dual-aspect open-plan kitchen/dining room, perfectly designed for contemporary family living and entertaining, further complemented by a separate utility room. To the first floor, a generous landing provides access to four well-proportioned double bedrooms, including an elegant principal suite with en-suite shower room, together with a stylish four-piece family bathroom.
Externally, the property benefits from ample off-road parking, a detached garage, and a beautifully landscaped rear garden ideal for outdoor enjoyment.
Conveniently positioned within walking distance of Burnham-on-Crouch High Street, local schools, shops, pubs, restaurants, and the scenic River Crouch — a popular destination for sailing enthusiasts. Burnham-on-Crouch railway station is approximately 0.5 miles away, providing direct rail services to Liverpool Street station.
Early viewing is strongly recommended to fully appreciate the exceptional space, setting, and quality this outstanding home has to offer.
Energy Rating: B









**FIRST FLOOR:**

**LANDING:**

**BEDROOM 1: 17'8 x 12' (5.38m x 3.66m )**

**EN-SUITE:**

**BEDROOM 2: 11'3 x 10'9 (3.43m x 3.28m)**

**BEDROOM 3: 14'6 x 9'1 (4.42m x 2.77m )**

**BEDROOM 4: 11'3 x 8'9 (3.43m x 2.67m )**

**FAMILY BATHROOM:**

**GROUND FLOOR:**

**ENTRANCE HALLWAY:**

**STUDY/SNUG: 9'3 x 9'1 (2.82m x 2.77m)**

**CLOAKROOM:**

**LOUNGE: 16'6 x 12' (5.03m x 3.66m)**

**KITCHEN/DINER: 19'10 x 13'5 (6.05m x 4.09m )**

**UTILITY: 6'3 x 5'5 (1.91m x 1.65m )**

**EXTERIOR:**

**FRONTAGE:**
Low maintenance front, driveway to side providing access to a single garage.

**REAR GARDEN:**
Fenced rear garden.

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

Estate Management Fees: TBC

**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.



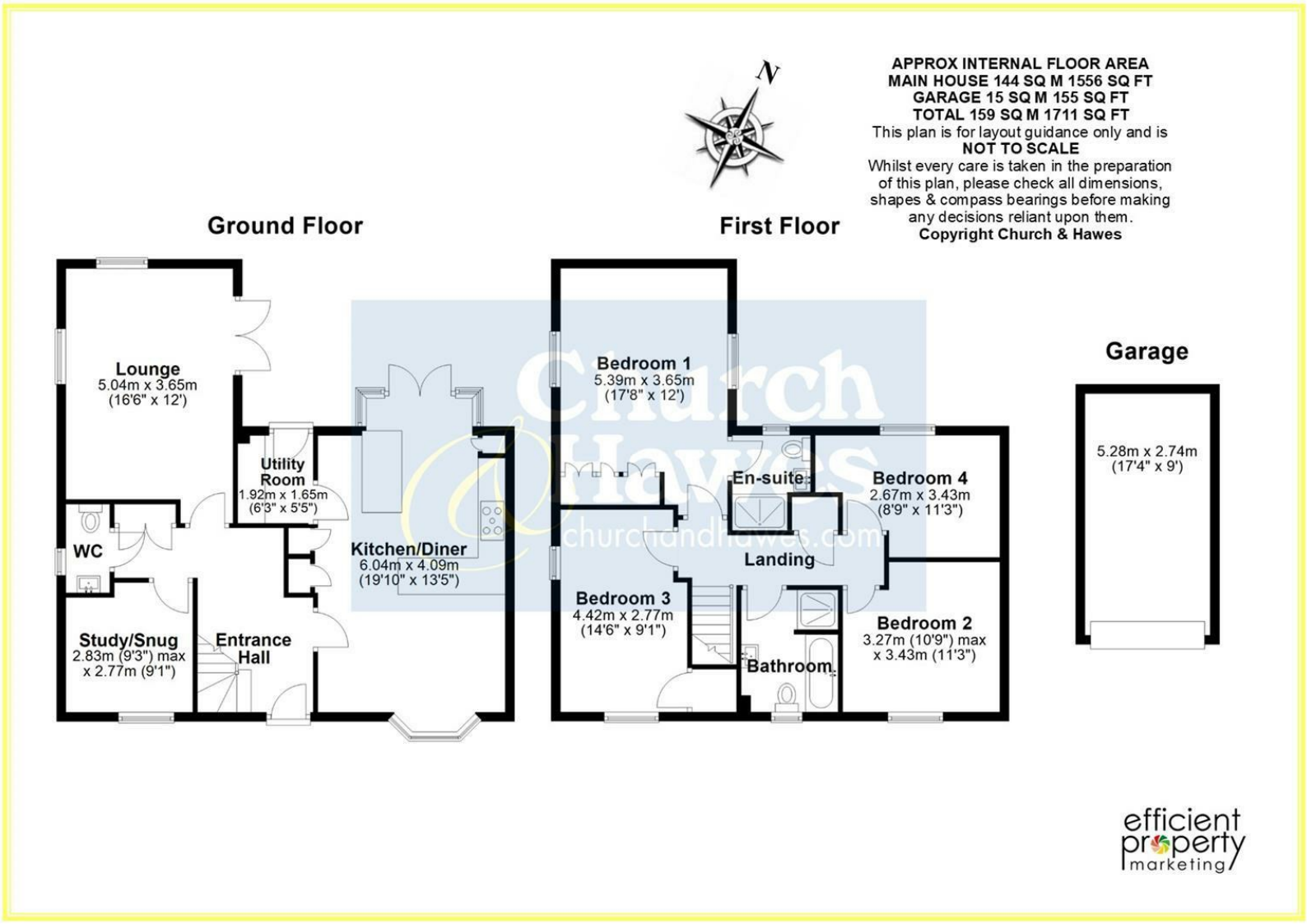


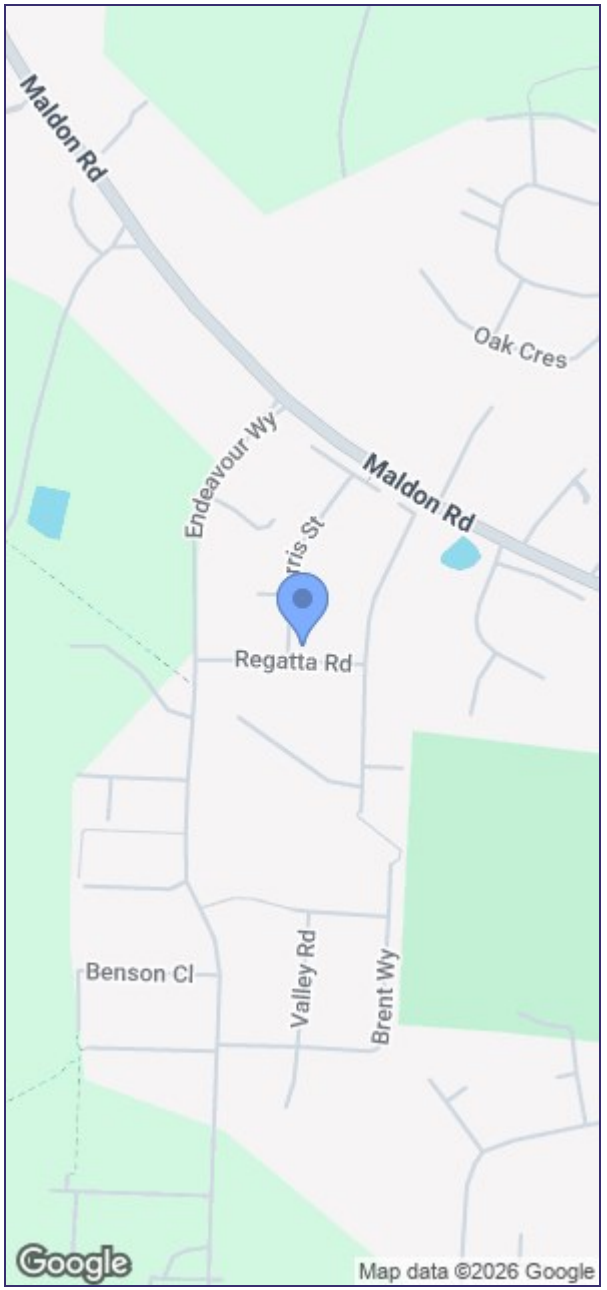







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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 144 SQ M 1556 SQ FT
GARAGE 15 SQ M 155 SQ FT
TOTAL 159 SQ M 1711 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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N
Ground Floor
First Floor
Garage
Lounge
5.04m x 3.65m
(16'6" x 12')
Utility Room
1.92m x 1.65m
(6'3" x 5'5")
WC
Kitchen/Diner
6.04m x 4.09m
(19'10" x 13'5")
Study/Snug
2.83m (9'3") max
x 2.77m (9'1")
Entrance Hall
Bedroom 1
5.39m x 3.65m
(17'8" x 12')
En-suite
Bedroom 4
2.67m x 3.43m
(8'9" x 11'3")
Landing
Bedroom 3
4.42m x 2.77m
(14'6" x 9'1")
Bedroom 2
3.27m (10'9") max
x 3.43m (11'3")
Bathroom
5.28m x 2.74m
(17'4" x 9')
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Oak Cres
Endeavour Wy
Maldon Rd
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