

VILLAGE VIBE

SOUTHMINSTER ROAD

Burnham-on-Crouch

Six two-bedroom houses and one three-bedroom house for Shared Ownership.

Plots 34,35,36,37 and 49 £250,000.
Minimum 35% share = £87,500.

Plot 38 £275,000.
Minimum 35% share = £96,250.

Plot 39 £325,000.
Minimum 35% share = £131,250.

Burnham-on-Crouch is an attractive town in the Maldon District of Essex in the East of England. It lies on the north bank of the River Crouch – one of Britain's leading places to go yachting and affectionately known as the 'Cowes of the East Coast'. Historically, it has benefited from its location on the coast; first as a ferry port, later as a fishing port – well-known for its oyster beds – and most recently as a centre for sailing.

Living at Southminster Road means you'll have everything you need for day-to-day life close to hand as the development is just a short walk from the town centre. A market is held on the high street every Tuesday, selling fresh fruit and vegetables, fish, meat and clothing. Burnham-on-Crouch is also well-known for its small boutique-style shops. For more choice, Chelmsford is just 21 miles away with its wide range of high street stores and restaurants.

It's no surprise that water sports and sailing feature highly in the area with excellent facilities and a sailing club. And for landlubbers, there's an 18-hole riverside golf club with pristine greens and wonderful views of the riverfront. Dengie Hundred Sports Centre has a large sports hall, table tennis, outdoor tennis courts, badminton and other indoor sports. To relax after all that activity, the waterfront hosts a range of bars and cafes with idyllic views looking over the River Crouch.

Offering a choice of two, three bedroom homes, Southminster Road will be perfect for first time buyers, through to families looking for more space. There is a good choice of pre-school, primary school

and three senior colleges in the local area. It also boasts a direct train line to London Liverpool Street, taking just over an hour to get to the capital – ideal for commuters or a day out shopping. With so much going for it and its superb location, Southminster Road could be the ideal spot for your new home.

PROPERTY SPECIFICATION

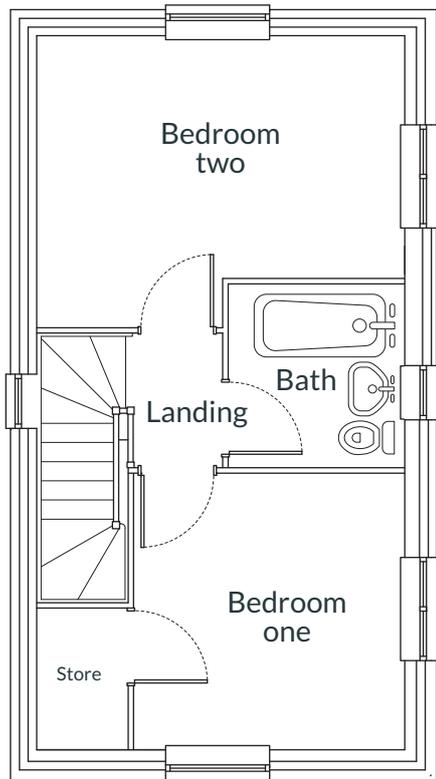
- Combi Boiler
- UPVC double glazed windows
- Neutral décor
- 2 x Parking bays
- Turf to rear garden
- Premier 10 year warranty

PROPERTY LOCATION – CM0 8QB

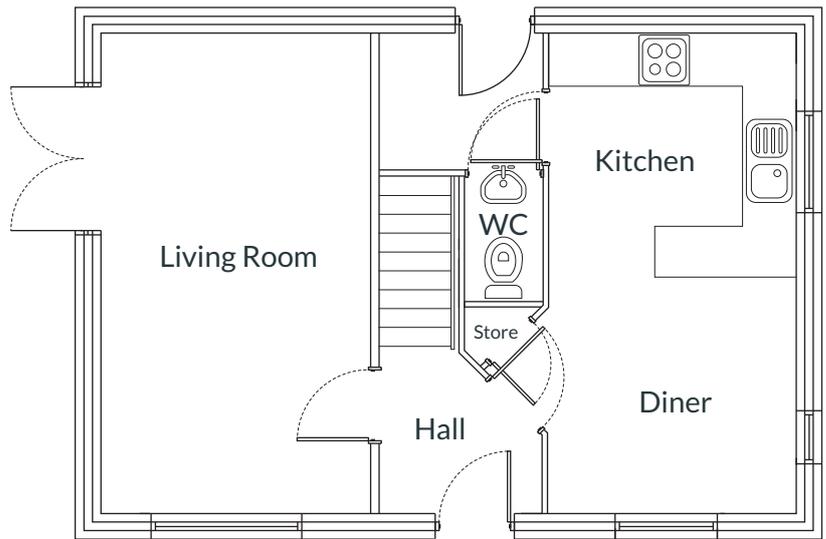




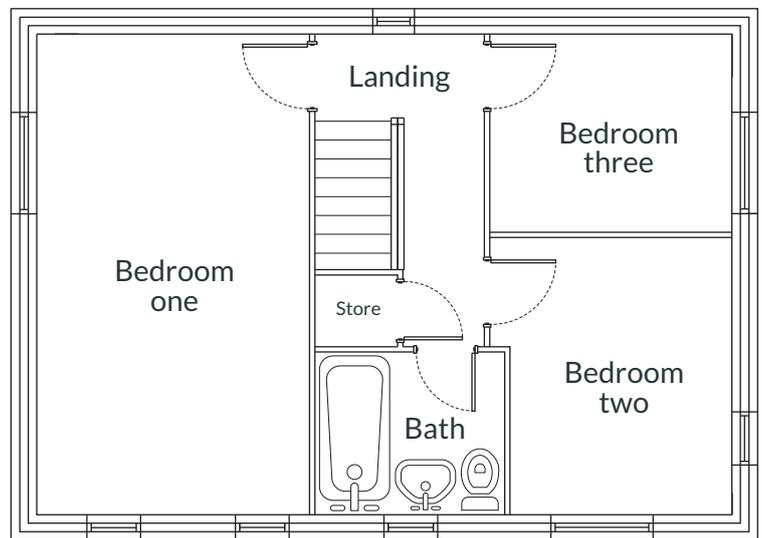
Ground Floor



First Floor



Ground Floor



First Floor

TWO-BEDROOM HOUSE

Plots 34, 35, 36, 37, 38, 49 (70m²)

- Living / dining room 4.2m x 4.6m
- Kitchen 2.1m x 3.6m
- Bedroom one 3.1m x 3.2m
- Bedroom two 3.3m x 4.2m

THREE-BEDROOM HOUSE

Plot 39 (92.8m²)

- Living room 5.6m x 3.1m
- Kitchen / dining room 5.6m x 2.9m
- Bedroom one 5.6m x 3.2m
- Bedroom two 2.6m x 3.2m
- Bedroom three 2.8m x 2.3m

We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. Room sizes should not be relied upon for carpets and furnishings.