



CURTIS O'BOYLE

Sales & Lettings

High Street, Burnham-on-Crouch

CMO 8AH



# High Street, Burnham-on-Crouch

CMO 8AH

£500,000

Ground Floor: Grand Entrance & Main Hall

Entrance Vestibule A recessed entrance leads to the main doors, opening into the magnificent Original Drill Hall.

Main Hall 39' 7" x 30' 10" (12.09m x 9.4m) extending to 42' 3" (12.9m) An expansive, versatile space of impressive proportions. This area includes two dedicated storage rooms, the primary staircase to the first floor, a side fire exit, and direct access to the rear lobby.

Rear Lobby & Secondary Access A later addition to the original structure, providing a second staircase to the first floor, rear external access, and both Ladies and Gents cloakroom facilities.

Commercial Premises (High Street Frontage) The property benefits from two tenanted retail units positioned on either side of the main entrance.

SHOP ONE 12' 2" x 11' 3" (3.71m x 3.43m) plus store 10' 4" x 11' 5" (3.15m x 3.48m) High-visibility unit with large front and side windows, wood-effect flooring and a generous internal storeroom.

SHOP TWO 10' 4" x 10' 4" (3.15m x 3.15m) plus 12' 7" x 8' 7" (3.84m x 2.64m) Currently split into two functioning retail areas, both featuring independent front windows and doors. Includes an inner hallway with a private W/C and wash basin.

First Floor: Residential Accommodation

LOUNGE 22' 4" x 13' 3" (6.83m x 4.06m) A stunning, light-filled room featuring a central Cathedral-style window flanked by four smaller matching windows. This room provides access to a large loft space showcasing a unique octagonal roof structure-offering significant potential for further conversion (STPP).

KITCHEN/DINER 22' 4" x 13' 3" (6.83m x 4.06m) max. An irregular-shaped, characterful space fitted with a range of cream cabinetry, tiled work surfaces, and a one and half bowl sink. Includes plumbing for a washing machine and dedicated space for a gas oven and fridge/freezer.

BEDROOM ONE 14' x 11' (4.27m x 3.35m) reducing to 5' 3" (1.6m) A unique, irregular-shaped room featuring a classic sash window.

BEDROOM TWO 12' 7" x 9' 1" (3.84m x 2.79m) Side-aspect sash window

BEDROOM THREE 12' 2" x 6' 9" (3.71m x 2.06m) Featuring a beautiful side-aspect Cathedral-style window

BEDROOM FOUR 10' 2" reducing to 8' 7" (2.64m) x 5' 2" (3.12m x 1.6m) Small light window overlooking the landing

SHOWER ROOM Modernized with tiled flooring, a double walk-in shower cubicle, vanity unit with wash basin, and a low-level W/C.

REAR COURTYARD A substantial, fenced outdoor area with access points to both the ground floor hall and the first-floor living quarters.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

## GROUND FLOOR



## 1<sup>ST</sup> FLOOR



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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