



52 Esplanade

Burnham-On-Sea, TA8 2AG

Price £695,000





# PROPERTY DESCRIPTION

A rare opportunity to purchase a Grade II listed five storey Victorian end of terrace town house with a self contained two bedroom basement apartment located in a prominent position on Burnham-on-Sea sea front enjoying a superb coastal aspect to the front.

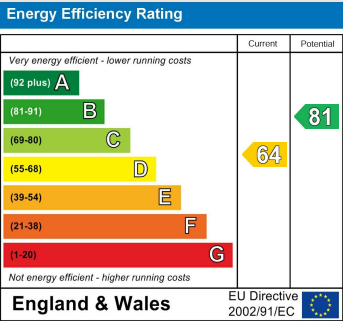
Entrance hall\* lounge\* dining room\* cloakroom\* kitchen/dining room\* bedroom/snug\* two second floor bedrooms\* bathroom\* two third floor bedrooms\* wet room\* two bedroom basement flat\* gardens\* parking. Must be seen

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Substantial wooden entrance door with arched window over to the:

### Entrance Porch

Further multi pane door to the:

### Imposing Entrance Hall

Stairs rising to the first floor. To the rear of the hallway is a UTILITY AREA with floor units, deep metal sink, plumbing for washing machine, space for tumble dryer, storage cupboards and part glazed door to the REAR BALCONY.

### Lounge

15'9" x 15'2" (4.81 x 4.63)

Feature fireplace, cornice ceiling, ceiling rose, two sash windows to the front with superb coastal aspect.

### Dining Room/Utility

15'8" x 13'1" (4.79 x 3.99)

Range of floor units with recessed Belfast sink and wooden work surface, space for Range style cooker, cornice ceiling, ceiling rose, stripped wooden flooring and sash window to the rear.

### Half Landing

### Cloakroom

Wash hand basin, corner w.c., tiled walls and floor, wall mounted gas boiler supplying domestic hot water and radiators. Adjoining storage cupboard.

### First Floor Landing

Stairs rising to the second floor.

### Kitchen/Dining Room

23'3" x 15'5" (7.10 x 4.71)

Fitted with an extensive range of wall and floor units to incorporate integrated Neff double oven, Neff microwave and grill, Neff induction hob and extractor hood. Unit underlighters and over lighters, stripped wooden flooring, integrated wine fridge, large central island with storage under and space for seating on all sides with light display over, cornice ceiling, three sash windows to the front with superb coastal aspect, feature wall mounted electric fire.

### Bedroom/Snug/TV Room

14'2" x 13'3" (4.34 x 4.04)

Cornice ceiling, ceiling rose, sash window to the rear.

### Second Floor Landing

Stairs rising to the third floor with storage cupboard under, feature window to the rear and cornice ceiling.

### Bedroom 1

15'9" x 14'4" (4.81 x 4.39)

Cornice ceiling, feature fireplace, stripped wooden flooring, ceiling rose, two sash windows to the front with coastal aspect.

### Bedroom 2

12'1" x 8'8" (3.69 x 2.66)

Cornice ceiling and stripped wooden flooring. Sash window to the front with coastal views.

### Family Bathroom

14'2" x 13'3" (4.32 x 4.06)

Large shower cubicle with rain head and hand held shower and feature wooden seat, freestanding slipper style bath with freestanding tap with mixer tap and shower attachment, wall mounted wash hand basin sat on a wooden plinth, close coupled w.c., part wood panelled walling, stripped wooden flooring, cornice ceiling, ceiling rose, sash window to the rear.

### Third Floor Landing

Access to roof space. Storage cupboard.

### Bedroom 3

23'11" maximum x 12'2" (7.29 maximum x 3.72)

Three sash windows to the front with panoramic coastal view, wall heater, wall light points and window to the side. Walk-in wardrobe.

### Bedroom 4

15'10" maximum x 13'9" (4.83 maximum x 4.20)

Sash window to the rear with aspect towards Brent Knoll.

### Wet Room

10'1" x 6'0" (3.09 x 1.84)

With ceiling mounted rainhead shower, wall mounted w.c., circular wash hand basin, tiled walls and sash window to the rear.

### Basement Flat

Upvc double glazed door to the:

### Entrance Hall

Tiled floor, night storage heater.

# PROPERTY DESCRIPTION

## Lounge

15'9" x 15'5" (4.81 x 4.70)

Two upvc double glazed sash windows to the front, feature fire surround and door to the:

## Kitchen/Breakfast Room

10'2" x 6'3" (3.12 x 1.93)

Fitted with a range of floor units with integrated oven and hob, single sink drainer unit, breakfast bar and upvc double glazed obscured window to side.

To the rear of the kitchen is a utility/store with upvc double glazed window and door to the garden.

## Inner Hallway

Storage cupboard with hot water tank.

## Bedroom 1

11'6" maximum x 13'1" (3.51 maximum x 3.99)

Upvc double glazed sash window to the rear, night storage heater.

## Bedroom 2

10'9" x 6'6" (3.28 x 2.00)

Storage heater and upvc double glazed window to the side.

## Bathroom

8'7" x 5'2" (2.62 x 1.59)

Comprising panelled bath, mixer tap and shower attachment. Vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, tiled floor and upvc double glazed obscured window to the rear.

## Rear Garden

Enclosed and laid for ease of maintenance with rear pedestrian access gate and brick built storage cupboard.

There is an area of off street parking for two vehicles.

## Description

We are delighted to be able to offer an extremely rare opportunity to purchase a stunning town house situated on Burnham-on-Sea sea front being part of the Grade II listed terrace enjoying a superb coastal aspect to the front.

The property has undergone an extensive range of modernisation and improvement works over the

years still retaining great character and charm.

The main house is set over five storeys and offers highly flexible living accommodation and enjoying superb coastal views to the front.

The property also benefits from having a self contained two bedroom basement flat which would appear ideal as extra income or dependent relative should it be required.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From our office in the High Street proceed along Cross Street towards the sea front turning right onto the Esplanade. Proceed down the Esplanade where the property will be found just before the mini roundabout on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Part gas central heating and part electric heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## EPC and Council Tax Information

EPC Rating "D" for the Main House

Council Tax Band "E" for the Main House

EPC Rating "E" for the Basement Flat

Council Tax Band "B" for the Basement Flat









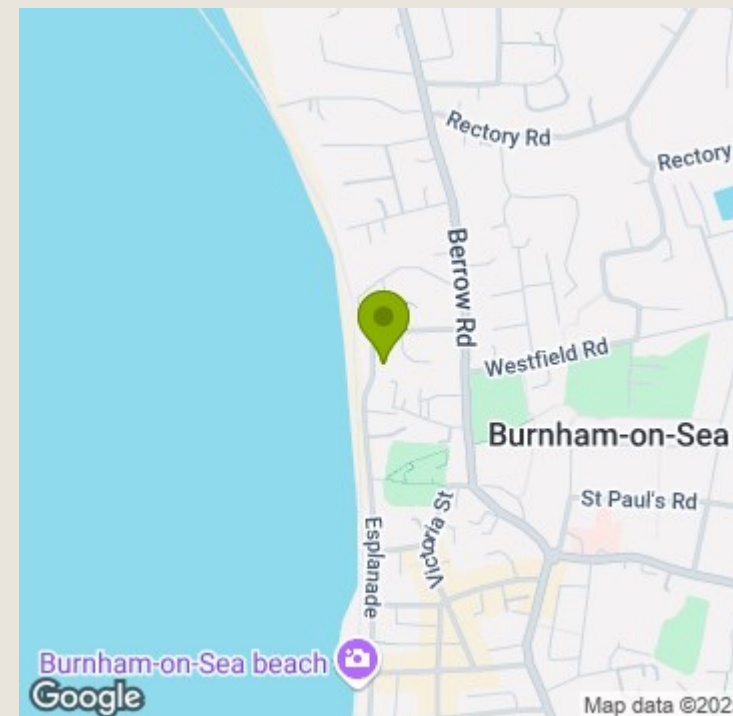








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

