



The Belvedere, Burnham-On-Crouch CM0 8AW
£225,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located quite literally adjacent to Burnhams gorgeous river front and esplanade, offering easy access to the shops, restaurants, yacht clubs and general amenities.

This two bedroom bungalow offers a good size lounge, kitchen, two double bedrooms and bathroom.

Externally the property has a south facing courtyard garden to relax/entertain and enjoy and if you have a dinghy you have free use of the dinghy park belonging to the development.

Entrance porch.

Double glazed entrance door with side screen window to the main wooden entrance door.

Lounge

14'6 x 10'6

Wooden entrance door into the lounge which has solid wooden parquet flooring, television point, wooden feature fireplace surround with electric flame effect fire. Double glazed window to the front and radiator.

Kitchen

10'9 x 6'5

The kitchen has a range of eye level units, matching base units and drawers with complimentary work surfaces over. Inset stainless steel sink, plumbing for washing machine, space for electric oven, space for fridge/freezer. Double glazed window and door to the rear conservatory/lean to.

Small conservatory/lean to

5'11 x 4'2

Although compact it is a very useful addition with double glazed sealed unit windows and door and a tiled floor.

Bedroom one

13'8 x 11'7

A good size double room with fitted wardrobes to one wall with above bridging cupboards, radiator and a double glazed window to the front.

Bedroom two

10'11 x 8'0

Another double bedroom with the wall mounted boiler (new from 2021) built in wardrobe, radiator and a double glazed window to the front.

Bathroom

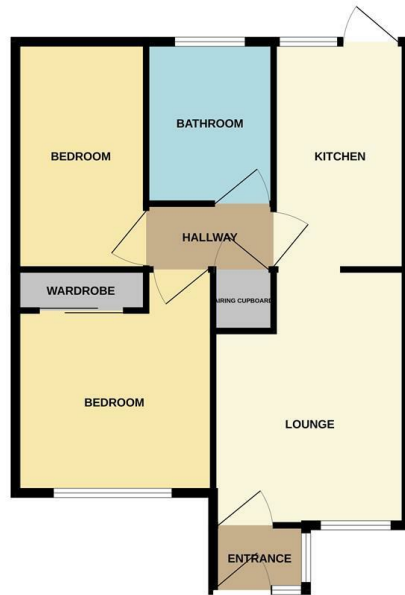
Panelled bath, close coupled w/c, pedestal hand wash basin, radiator and a double glazed window to the rear.

Courtyard

The courtyard garden is south facing and an absolute sun trap, plenty of space to sit out, relax or entertain. Laid to patio for low maintenance with fenced boundaries, side gate giving access to the steps and sea wall/esplanade.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only. No guarantee as to their accuracy or efficiency can be given. Make well telephone 02044

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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