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Church & Hawes

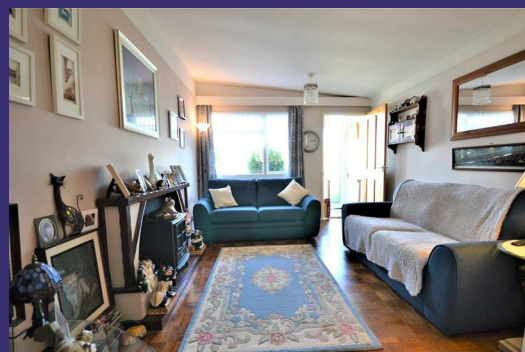
Est.1977

Estate Agents, Valuers, Letting & Management Agents



18 The Belvedere, Burnham-on-Crouch, Essex CM0 8AW Guide price £235,000

****GUIDE PRICE £235,000 TO £240,000**** Occupying a favourable position adjacent to Burnham's picturesque quay is this deceptively spacious bungalow. The property is wonderfully situated just a stone's throw from the River Crouch and therefore offers tranquil waterside walks on it's door step. The property is also within walking distance of Burnham's historic High Street with it's substantial array of shops, pubs and restaurants. Living accommodation commences with an entrance porch leading to a living room which opens to a kitchen with small conservatory at the rear. An inner hall then provides access to two double bedrooms both of which are complimented by built in wardrobes as well as a family bathroom. Externally, the bungalow enjoys a small, low maintenance courtyard garden with access gate directly leading to the sea wall while to the front is a further small garden area and communal parking area. Improvements include replacement double glazing and central heating system. An early inspection is strongly advised to appreciate the standard of the accommodation and favoured location this property has to offer. Energy Rating F.



ACCOMMODATION COMPRISING:

ENTRANCE PORCH:

Obscure double glazed entrance door to front, full height obscure double glazed window to side, parquet wooden flooring, door to:-

LIVING ROOM: 14'6 x 10'6 > 6'5 (4.42m x 3.20m > 1.96m)

Full height double glazed window to front, radiator, fireplace with inset electric fire and display mantle over, parquet wooden flooring, opening to:-

KITCHEN: 10'9 x 6'5 (3.28m x 1.96m)

Double glazed entrance door and window to rear, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, cooker to remain, space and plumbing for fridge and washing machine, part tiled walls.

CONSERVATORY: 5'11 x 4'2 (1.80m x 1.27m)

Part glazed entrance door to side, window to side and rear.

INNER HALL:

Radiator, built in storage cupboard, doors to:-

BEDROOM ONE: 13'8 x 11'7 > 9'1 (4.17m x 3.53m > 2.77m)

Double glazed window to front, radiator, built in double wardrobe.

BEDROOM TWO: 10'11 x 8' > 5'11 (3.33m x 2.44m > 1.80m)

Double glazed window to rear, radiator, built in wardrobe, wall mounted boiler.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, three piece white suite comprising panelled bath with shower over, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, wall mounted electric heater.

EXTERIOR:

REAR GARDEN:

Small paved courtyard garden with rear access gate leading up to sea wall.

FRONT:

Small low maintenance frontage which is mainly laid to lawn with planted beds.

PARKING:

Although no space is officially allocated to the bungalow or any other property in the turning, there is a communal parking area to the front of the properties.

LEASEHOLD INFORMATION:

199 years from 1963.

Ground Rent - £7.87 - paid half yearly.

Service Charge - £263.83 - paid half yearly.

COUNCIL TAX:

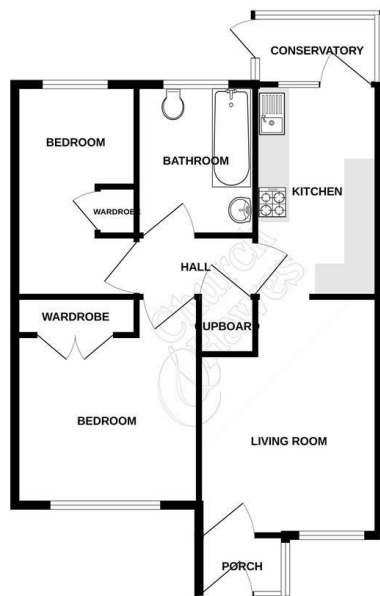
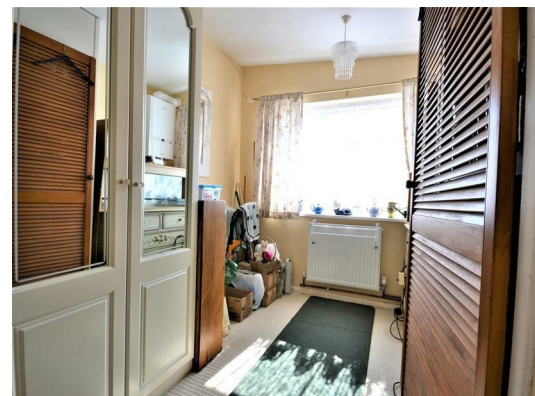
Council Tax Band B.

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, 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.

AGENTS NOTES:

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, fixtures and fittings shown here are not to be taken and no guarantee is made as to their quantity or efficiency can be given. Made with MyHome 02023

