



Burnham Waters, Burnham-on-Crouch, CM0 8NS  
£624,995

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*OPEN HOUSE EVENT: SATURDAY 13TH JULY, 10AM - 4PM.** Be one of the first to explore our special summer promotion: **NO SERVICE CHARGE FOR LIFE** - for a limited time only.\*\*

**PLOT 16 'THE BLACKWATER' CALL NOW TO BOOK YOUR VIEWING SLOT - SITE OPEN WEDNESDAY TO SATURDAY BETWEEN 10 & 3. SITE INCENTIVES AVAILABLE.**

'The BLACKWATER' is the largest bungalow on the BURNHAM WATERS development spanning a generous 138 sq.m. (1485 sq.ft.) of light and airy living accommodation featuring our signature floor to ceiling picture window and three large bedrooms with the main bedroom benefiting from an en-suite and walk-in wardrobe. The layout has been carefully considered to enhance space and light throughout the home with the highest attention to detail evident in every room.

BURNHAM WATERS is a new and uniquely innovative approach to retirement living offering a vibrant and caring community for the over 55's with the aim of delivering a wealth of amenities and health facilities aimed at encouraging an active and enjoyable social lifestyle in a beautiful village community set in a countryside location.

#### **ENTRANCE HALLWAY:**

#### **LIVING/DINING:**

20'8 x 16'9 (6.30m x 5.11m )

#### **KITCHEN:**

17'5 x 13'5 (5.31m x 4.09m )

#### **BEDROOM 1:**

13'1 x 12'10 (3.99m x 3.91m )

#### **EN-SUITE:**

#### **BEDROOM 2:**

12'6 x 12'6 (3.81m x 3.81m )

#### **BEDROOM 3:**

15'10 x 13'8 (4.83m x 4.17m )

#### **BATHROOM:**

13'1 x 8'2 (3.99m x 2.49m )

#### **KEY BENEFITS:**

Low density, eco-efficient lifetime homes.

Low energy lighting on all communal areas.

On-site surgery with planned dialysis machine.

Landscape and ecology led zoned development.

Facilities for active & social lifestyles - gym & fitness centre classes, swimming pool, tennis courts, badminton, bowls, allotments and routes for walking and cycling for well being.

Community hub with cafe and shops.

#### **AGENTS NOTE:**

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.



