

www.churchandhawes.com

156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



19 The Belvedere, Burnham-on-Crouch, Essex CM0 8AW Price £225,000

****NO ONWARD CHAIN**** Occupying an enviable position adjacent to Burnham's picturesque quayside is this deceptively spacious and well presented bungalow. The property is wonderfully located just a stone's throw from the River Crouch and therefore offers quiet, peaceful waterside walks along the river and is also within walking distance of Burnham's historic High Street with its array of shops, pubs and restaurants. Living accommodation commences with an entrance porch leading to a living room which in turn leads to a kitchen and inner hallway which provides access to two double bedrooms and a bathroom. Externally, the bungalow enjoys a low maintenance courtyard garden with gated access leading directly on to the sea wall while the frontage offers a small garden and communal parking area. An early inspection is strongly advised to appreciate the favoured location this property has to offer. Energy Rating TBC.



ACCOMMODATION COMPRISING:

ENTRANCE PORCH:

Obscure double glazed entrance door to front with full height obscure double glazed window to side, tiled floor, door to:-

LIVING ROOM: 14'7 x 10'5 (4.45m x 3.18m)

Full height double glazed window to front, radiator, wood effect flooring, doorway to:-

KITCHEN: 11'3 x 6'5 (3.43m x 1.96m)

Obscure double glazed entrance door and window to rear, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring electric hob with extractor over, built in eye level oven and grill, space for fridge and washing machine, part tiled walls, tiled floor, leading to:-

INNER HALL:

Built in storage cupboard housing combination boiler, radiator, doors to:

BEDROOM ONE: 13'9 x 9'11 (4.19m x 3.02m)

Double glazed window to front, radiator, built in double wardrobe with overhead storage cupboard, built in vanity unit with storage cupboards and drawers below, wood effect flooring.

BEDROOM TWO: 10'11 x 8'1 (3.33m x 2.46m)

Double glazed window to rear, radiator, wood effect flooring.

BATHROOM: 7'5" x 4'7" (2.26 x 1.40)

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with telephone style mixer tap and shower attachment over, close coupled WC and pedestal wash hand basin, wall mounted cabinet, fully tiled walls and flooring.

EXTERIOR:

REAR GARDEN:

Low maintenance paved courtyard garden fenced to boundaries with access gate to rear leading to sea wall.

PARKING:

There is a communal parking area to the front of the property.

FRONTAGE:

Small front garden area which is predominantly laid to lawn with path leading to entrance porch.

LEASEHOLD INFORMATION:

199 years from 1963. 138 years remaining.

Ground Rent - £7.87 - paid half yearly.

Service Charge - £263.83 - paid half yearly.

COUNCIL TAX:

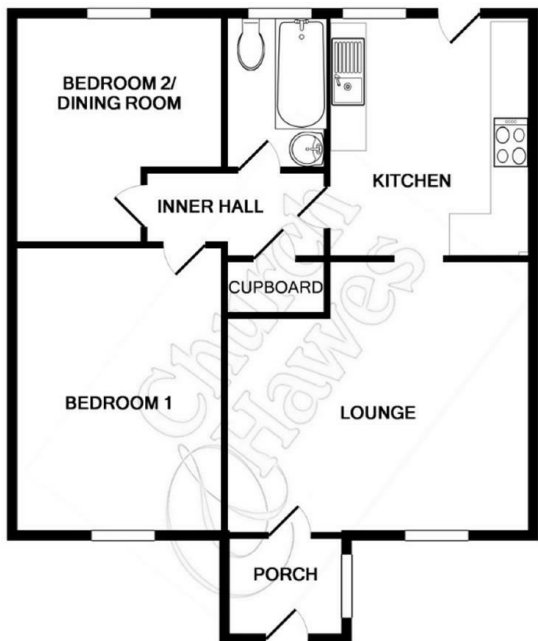
Council Tax Band B.

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 floor plan 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
Made with Metropix ©2017

