



Belvedere Road, Burnham-On-Crouch, Essex CM0 8AJ
Guide price £270,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

STUNNING RIVER VIEWS & NO ONWARD CHAIN

Enjoying an enviable position overlooking the picturesque banks of the River Crouch, this beautifully presented and deceptively spacious second floor apartment offers a rare opportunity to experience waterside living at its finest. Ideally located for easy access to Burnham's historic High Street, as well as its renowned yacht and sailing clubs, the property is perfect for those seeking a blend of tranquillity and lifestyle.

Boasting two private balconies with both south and west-facing aspects, the apartment is flooded with natural light and offers breathtaking river views. Inside, the well-proportioned accommodation includes a generous living/dining room, a modern kitchen/breakfast room, a family bathroom, and two large double bedrooms, including a principal bedroom with a stylish en-suite shower room.

Further benefits include well-maintained communal gardens, allocated parking via it's own private carport, and additional visitor spaces to the rear of the development.

Homes with such exceptional outlooks rarely come to market – early viewing is strongly recommended. Energy Rating C.



ACCOMMODATION COMPRISES:

COMMUNAL HALLWAY:

Double glazed entrance door to front, staircase up to property.

ENTRANCE HALL:

Electric storage heater, airing cupboard housing boiler, further built in storage cupboard, doors to:

LIVING/DINING ROOM: 18'8 > 15'3 x 19'4 > 13'4 (5.69m > 4.65m x 5.89m > 4.06m)

Double glazed sliding patio doors opening onto balcony with stunning river views, double glazed window to side, 2 electric storage heaters, door to:

KITCHEN/BREAKFAST ROOM: 13'3 x 9'4 > 7'6 (4.04m x 2.84m > 2.29m)

Double glazed sliding patio door to rear opening onto second balcony, electric storage heater, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, eye level double oven, integrated appliances, part tiled walls, wood effect floor.

BATHROOM:

Electric radiator, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, part tiled walls, extractor fan.

BEDROOM: 13'7 x 9'7 (4.14m x 2.92m)

Double glazed sliding patio doors opening onto second balcony, electric storage heater, built in double wardrobe, door to:

EN-SUITE:

Electric radiator, 3 piece white suite comprising fully fitted shower cubicle, pedestal wash hand basin and close coupled WC, wall mounted cabinet, part tiled walls, extractor fan.

BEDROOM: 17'10 > 13'6 x 8'11 (5.44m > 4.11m x 2.72m)

Double glazed window to rear, electric storage heater, built in wardrobe.

EXTERIOR:

Communal gardens.

PARKING:

One allocated parking space at rear of block via private carport in addition to ample visitor parking.

LEASEHOLD INFORMATION:

The property is being sold with a share of the freehold. The building is maintained by Petticrow Quays Limited with a fee of between £950 and £1,000 paid which incorporates the buildings insurance and is paid every 6 months.

COUNCIL TAX BAND:

Tax Band B.

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.

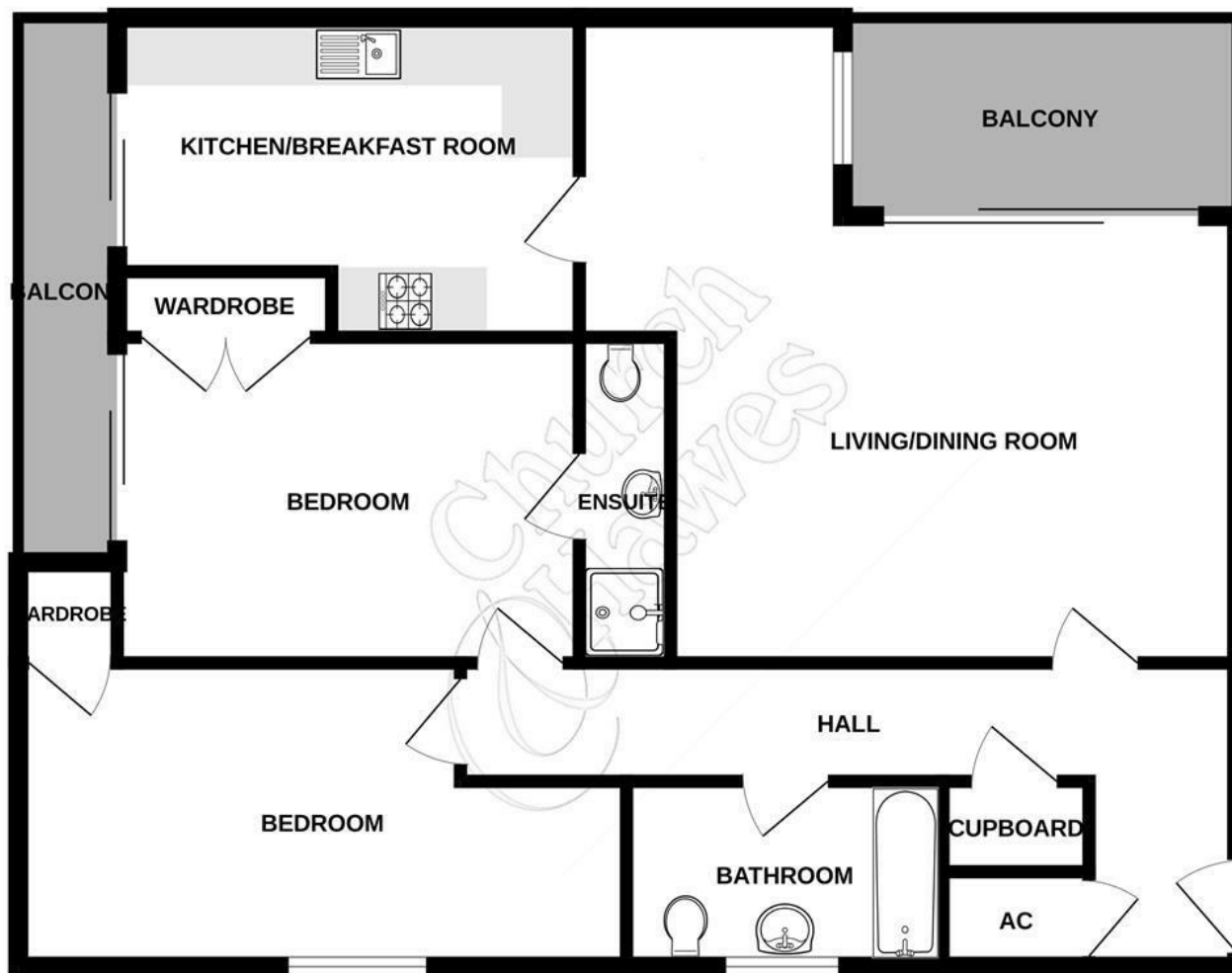
BURNHAM-ON-CROUCH:

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, independent 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.







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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