



Burnham Waters, Burnham-On-Crouch, Essex CM0 8NS
£685,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PLOT 31 NOW SSTC @ Burnham Waters. A stunning 2 bedroom property exquisitely designed and boasting a spacious layout with meticulous attention to detail and luxurious finishes. This high specification home benefits from a separate Utility Room and Master Bedroom with En-Suite and built in wardrobes. Show Homes Open Daily, 10am - 3pm.

BURNHAM WATERS provides a range of beautifully designed and energy efficient properties offering a vibrant and caring community for the over 55's. Three fully furnished show homes are available to view including one, two and three bedroom designs all boasting spacious layouts, meticulous attention to detail and luxurious finishes. On site facilities will include a medical centre, on-site security, care assistance (365 days a year if required), community hub with shops and café and a health and fitness suite with heated indoor pool and tennis courts.

The development and bungalows have been thoughtfully planned, creating the perfect environment to enable residents to keep their independence and enjoy a happy and fulfilling lifestyle with friends and neighbours while having the reassurance of 24 hour care and support available where required.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Spacious entrance hallway with fitted cloaks cupboard and doors to:

MASTER BEDROOM:

14'1 x 12'8 (4.29m x 3.86m)

EN-SUITE:

OPEN PLAN KITCHEN/LIVING/DINING ROOM:

Kitchen Area - 15'7 x 14'3

Living/Dining Area - 20'3 x 17'2

UTILITY

BATHROOM:

9'8 x 8' (2.95m x 2.44m)

BEDROOM 2:

14'1 x 11'3 (4.29m x 3.43m)

FIXTURES & FITTINGS:

High quality fixtures, fittings and appliances are included. Each property will have a choice of kitchen, bathroom and en-suite customisations and upgrades (subject to build stage).

All homes have bi-fold doors opening onto a private patio area, triple glazed windows and underfloor heating throughout.

All halls, utility rooms, lounges and kitchens are fitted with hardwearing oak or chestnut effect vinyl plank flooring. Luxury carpets are fitted to all bedrooms and all bathrooms and en-suites feature tiled floors.

Externally all homes will have an electric car charging point, private driveway parking and a bin/bike storage.

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:

Situated on the edge of Burnham-on-Crouch, the development benefits from a peaceful setting with easy access to local shops, cafés and leisure facilities. This charming coastal town, set along the River Crouch, is renowned for its sailing heritage, relaxed atmosphere and

independent character.

The High Street offers a mix of traditional shops and local services, while the waterfront provides scenic walks, waterside pubs and beautiful estuary views. Burnham Waters perfectly combines countryside tranquillity with convenient access to surrounding towns, coastal attractions and wider amenities.



