



**Church
Hawes**
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Burnham Waters, Burnham-On-Crouch, Essex CM0 8NS
Price £625,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Plot 42 - The Chelmer

A bright and roomy two-bedroom bungalow, meticulously designed for comfort and practicality covering 124 sq m (1334 sq ft). The thoughtfully planned living space features a floor to ceiling picture window which provides a calming and enticing living space with views across the beautifully landscaped gardens. This high specification home benefits from a separate utility room and master bedroom with en suite and built-in wardrobes.

Burnham Waters is a new lifestyle community offering an exceptional collection of one, two and three-bedroom bungalows, for the over 55s. All of the homes have been thoughtfully designed to offer comfort, quality and effortless living. Each home features bright, well-proportioned interiors and energy-efficient construction, creating a welcoming space perfectly suited to a relaxed lifestyle.

Set within a beautifully planned environment, the development offers a calm and spacious setting that is both easy to navigate and enjoyable to spend time in. Homes are arranged in small clusters around landscaped green areas, creating a peaceful, community-focused atmosphere while still maintaining privacy and independence.

Tree-lined pathways connect the development, making it simple to walk or cycle through the surroundings and enjoy the open space. Everyday essentials have been carefully considered, with future planned shops, amenities, healthcare services and social spaces all within easy reach for added convenience.

A strong sense of community is at the heart of Burnham Waters, where residents can enjoy friendly interactions, shared green spaces and a growing programme of social activities. Tranquil outdoor areas and walking routes are woven throughout the neighbourhood, providing ideal spots to relax and unwind, with further leisure and social facilities planned as the community evolves.

INCENTIVES:

Reserve a selected plot at Burnham Waters and save up to £3,574.68 per year! For a limited time, when you

secure one of our selected, ready to move in to homes at Burnham Waters in Essex, you can take advantage of our exclusive 'no service charge for life' incentive. Speak to the sales team for more information and full terms and conditions.

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.

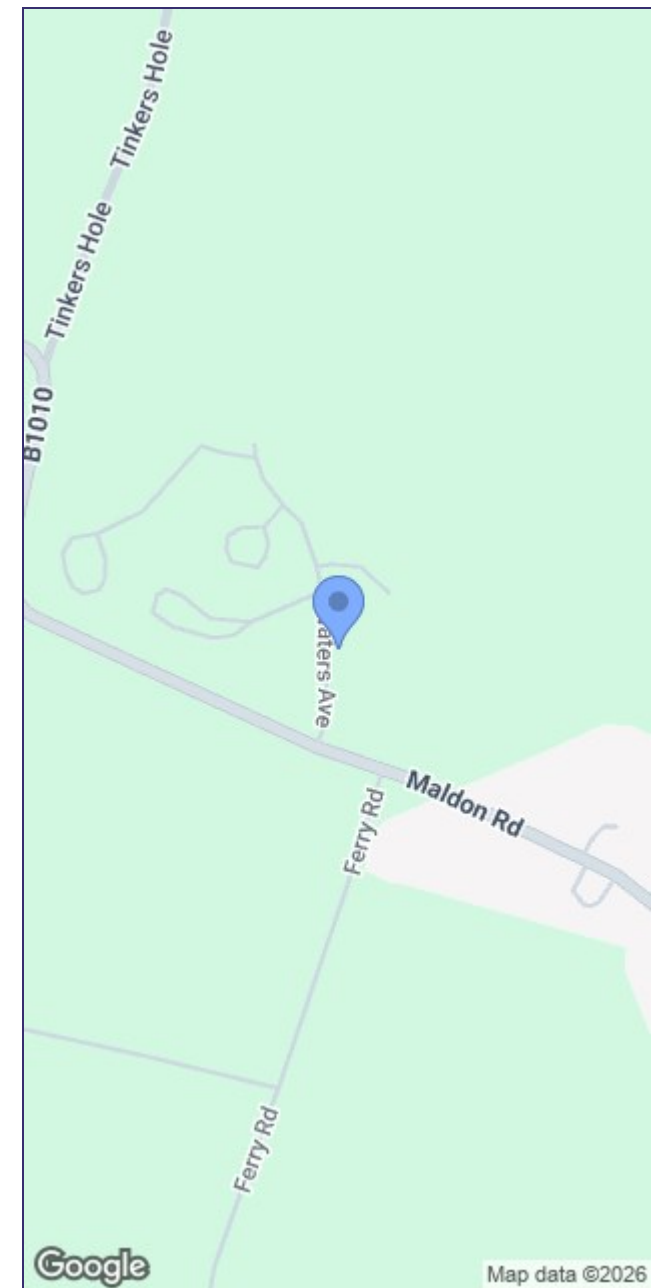
AGENTS NOTE:

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.





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