



62 Esplanade

Burnham-On-Sea, TA8 2AH

Price £285,000



# PROPERTY DESCRIPTION

A rare opportunity to purchase a three storey apartment located on Burnham-on-Sea sea front enjoying superb coastal views to the front offering highly flexible living accommodation suitable for numerous alternative uses.

Communal entrance hall\* entrance hall with stairs rising to the first floor landing\* lounge/diner\* kitchen\* utility room\* second floor with two bedrooms\* master en suite shower room and family bathroom\* third floor with two bedrooms\* master dressing room with cloakroom\* double glazed windows\* off street parking for two small vehicles\* superb coastal aspect. Must be seen.

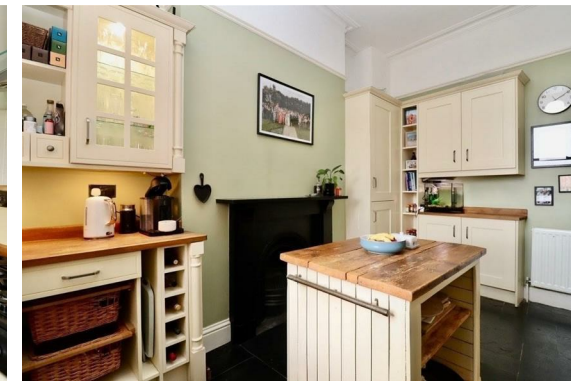
## Local Authority

Somerset Council Council Tax Band: D

Tenure: Leasehold - Share of Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Security entry phone gives access to the communal entrance porch with further glazed door opening to the communal entrance hall with tiled floor. The communal entrance is shared with one other flat only.

## Entrance Hall

Stairs rising to the the half landing.

## Utility Room

9'9" x 5'4" (2.99 x 1.65)

Worcester gas boiler supplying domestic hot water and radiators. Single sink drainer unit with floor unit, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed windows to the side and rear.

## First Floor Landing

Stairs rising to the second floor.

## Lounge/Diner

22'6" x 17'10" maximum (6.88 x 5.46 maximum)

Double glazed bay window. Additional double glazed window to the side of the bay with both having a superb coastal aspect to the front. Picture rail, cornice ceiling, feature fire surround with wood burner.

## Kitchen

14'7" x 8'5" (4.46 x 2.59)

Fitted with an attractive range of wall and floor units with wood block work surfaces over, Belfast sink, underlighters, dishwasher, range cooker with extractor hood over, double glazed window to the rear and feature fire surround. Tiled floor, central island with wood block work surface and integrated fridge/freezer.

## Bathroom

9'10" x 5'6" (3.01 x 1.68)

Comprising panelled bath, mixer tap and shower attachment. Separate shower over, close coupled w.c., pedestal wash hand basin, storage cupboard, tiled floor and double glazed obscured windows to the side and rear.

## Second Floor Landing

Stairs rising to the third floor.

## Bedroom 1

16'0" x 15'10" (4.90 x 4.83)

Double glazed window to the front with superb coastal aspect.

## En Suite Shower Room

12'0" x 6'2" (3.68 x 1.88)

Large shower cubicle with rainhead and hand held shower, wash hand basin, heated towel rail and double glazed window to the front. Door to:

## Cloakroom

With close coupled w.c. and extractor fan.

## Bedroom 2

15'1" x 11'1" (4.61 x 3.39)

Upvc double glazed window to the rear.

## Shower Room

9'10" x 5'6" (3.02 x 1.69)

Comprising shower cubicle with rainhead and handheld shower, close coupled w.c., pedestal wash hand basin, half tiled walls, tiled floor and double glazed windows to the side and rear.

## Third Floor Landing

Skylight

# PROPERTY DESCRIPTION

## Bedroom 3

15'5" x 15'0" (4.70 x 4.58)

Double glazed window to the front with superb coastal aspect. Door to the:

## Dressing Room

11'6" x 5'10" (3.53 x 1.80)

Pedestal wash hand basin and double glazed window to the front with superb coastal aspect. Heated towel rail and door to the;

## Cloakroom

Close coupled w.c., tiled floor.

## Bedroom 4

14'6" x 9'11" (4.44 x 3.03)

Double glazed window to the rear.

## Outside

To the front of the property is an area of off street parking for either one large or two small cars.

## Tenure

Leasehold

Service Charge £2,400.00 per annum

We understand the property owns one third of the freehold and pays £200.00 per calendar month.

Ground Rent £5 per annum

999 years from 2nd October 2006

## Description

We are delighted to be able to offer a rare opportunity to purchase a four bedroom apartment set over three storeys located on Burnham-on-Sea sea front. Must be seen to be fully appreciated.

The property offers highly versatile accommodation and would appear suitable as a family home, an investment opportunity or potential Air BandB.

## Directions

From our office in the High Street proceed along Cross Street towards the sea front turning right onto the Esplanade. Proceed down the Esplanade to the roundabout and the property will be found directly in front of you.

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC- D

- Mains electric, gas and water
- Water metered
- Gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

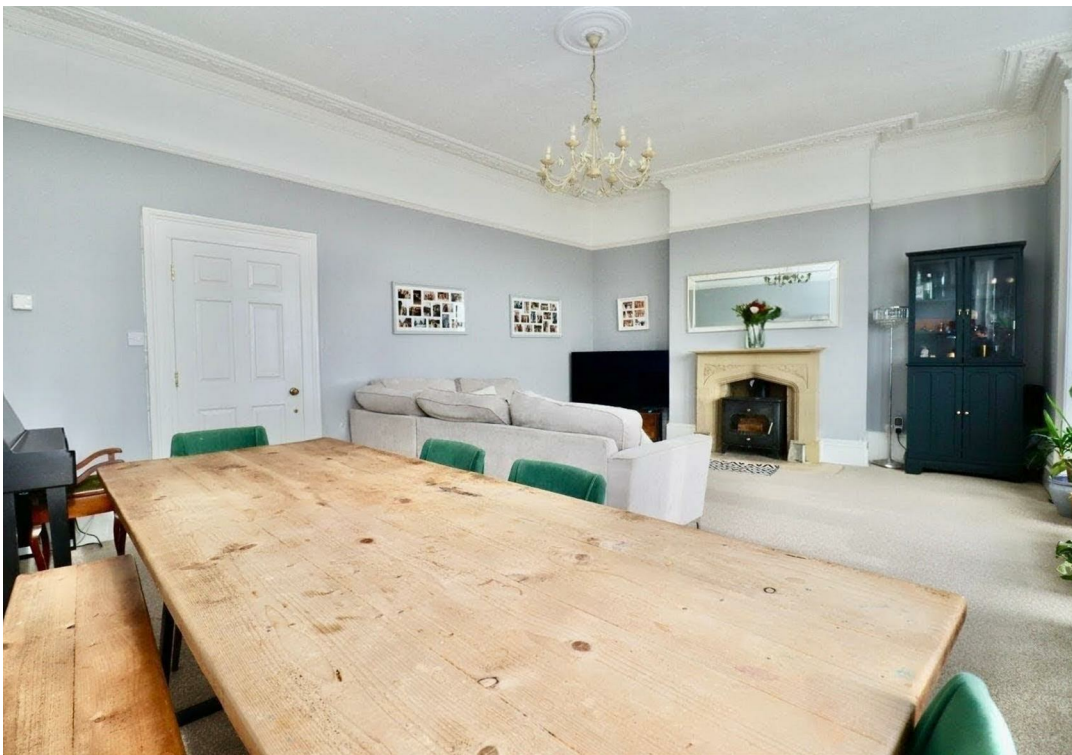
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

