



Burnham Waters, Burnham-on-Crouch, CM0 8NS  
Price £650,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PLOT 37 - NO SERVICE CHARGE FOR LIFE available for a limited time on selected plots.

The Blackwater - Our largest property on the development, spanning a generous 137 sq m (1475 sq ft) incorporates a light and airy living space featuring our signature floor to ceiling picture window and three large bedrooms. The primary bedroom benefits from an en suite and walk-in wardrobe. The home's layout has been carefully considered to enhance space and light throughout the home with the highest attention to detail evident in every room.

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 neighborhood, providing ideal spots to relax and unwind, with further leisure and social facilities planned as the community evolves

#### ENTRANCE HALLWAY:

#### LIVING/DINING:

20'8 x 16'9 (6.30m x 5.11m )

#### KITCHEN:

17'5 x 13'5 (5.31m x 4.09m )

#### BEDROOM 1:

13'1 x 12'10 (3.99m x 3.91m )

#### EN-SUITE:

#### BEDROOM 2:

12'6 x 12'6 (3.81m x 3.81m )

#### BEDROOM 3:

15'10 x 13'8 (4.83m x 4.17m )

#### BATHROOM:

13'1 x 8'2 (3.99m x 2.49m )

#### KEY BENEFITS:

Low density, eco-efficient lifetime homes.

Low energy lighting on all communal areas.

On-site surgery with planned dialysis machine.

Landscape and ecology led zoned development.

Facilities for active & social lifestyles'

Leisure facilities to include fitness suite, swimming pool and pickleball courts

Community hub with cafe and shops.

#### 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.

#### Incentive:

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.



