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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## Belvedere Road, Burnham-On-Crouch, Essex CM0 8AJ

### Price £250,000

**\*\*STUNNING RIVER VIEWS WITH NO ONWARD CHAIN!!\*\*** Overlooking the picturesque banks of the River Crouch and therefore ideally situated for Burnham's array of yacht and sailing clubs, in addition to it's historic High Street, is this quite wonderful and deceptively spacious top floor apartment. The property enjoys the benefit of a balcony to the front aspect and impressively sized living space throughout comprising a living/dining room, kitchen, family bathroom and two impressively sized double bedrooms. Externally, the property enjoys the benefit of well kept communal gardens throughout the development in addition to both allocated and visitors parking. Properties offering such views and outlook are rare to the market so an internal inspection is strongly advised. Energy Rating D.





**COMMUNAL HALLWAY:**

Accessed through communal doors on the ground floor with staircase leading up to:-

**HALL:**

Entrance door, telephone entry system, cupboard housing hot water cylinder, doors to:

**BEDROOM ONE: 13'2 x 9'10 (4.01m x 3.00m)**

Double glazed window, electric radiator, built in wardrobe, wood effect flooring.

**BEDROOM TWO: 10'6 x 8' (3.20m x 2.44m)**

Double glazed window, electric radiator, wood effect flooring.

**BATHROOM:**

Obscure double glazed window, three piece white suite comprising close coupled WC, panelled bath with shower over and screen and pedestal wash hand basin, tiled walls and floor.

**LIVING/DINING ROOM: 16'6 max x 12'3 (5.03m max x 3.73m)**

Double glazed sliding doors opening on to balcony which offers direct river views, electric radiator, wood effect flooring, door to:-

**KITCHEN/BREAKFAST ROOM: 13'8 x 8'4 (4.17m x 2.54m)**

Double glazed window, range of matching wall and base mounted storage units and drawers, roll edge works surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor hood over and oven below, space & plumbing for fridge/freezer and washing machine, part tiled walls, tiled floor.

**EXTERIOR:**

Well tended communal gardens throughout development, lockable bike store, bin storage area.

**PARKING:**

Private allocated parking for 1 vehicle, additional 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:**

This property is Tax Band B.

**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, 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.

**AGENTS NOTES:**

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.

