



Burnham Waters, Burnham-On-Crouch, CM0 8QT
Price £650,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

PLOT 23 NOW SSTC.

The Crouch is a generously proportioned 120 sq m (1292 sq ft) two-bedroom home. A welcoming hallway with ample storage leads to the open plan living and dining room which benefits from a feature floor to ceiling window filling the space with daylight. The master bedroom offers easy direct access to the patio area and en suite bathroom for convenience. This home is further enhanced by a large luxurious bathroom and spacious second bedroom with a feature bay window.

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.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Spacious entrance hallway with fitted cloaks cupboard and utility store, doors to:

LIVING/DINING:

22' x 19'4 (6.71m x 5.89m)

KITCHEN:

16'9 x 9'2 (5.11m x 2.79m)

MASTER BEDROOM:

14'1 x 13'1 (4.29m x 3.99m)

EN-SUITE:

BEDROOM 2:

14'1 x 9'10 (4.29m x 3.00m)

BATHROOM:

9'6 x 8'2 (2.90m 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.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



