



**Church
Hawes**
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Burnham Waters, Burnham-On-Crouch, Essex CM0 8NS
£685,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PLOT 31 NOW SSTC @ Burnham Waters. A stunning 2 bedroom property exquisitely designed and boasting a spacious layout with meticulous attention to detail and luxurious finishes. This high specification home benefits from a separate Utility Room and Master Bedroom with En-Suite and built in wardrobes. Show Homes Open Daily, 10am - 3pm.

BURNHAM WATERS provides a range of beautifully designed and energy efficient properties offering a vibrant and caring community for the over 55's. Three fully furnished show homes are available to view including one, two and three bedroom designs all boasting spacious layouts, meticulous attention to detail and luxurious finishes. On site facilities will include a medical centre, on-site security, care assistance (365 days a year if required), community hub with shops and café and a health and fitness suite with heated indoor pool and tennis courts.

The development and bungalows have been thoughtfully planned, creating the perfect environment to enable residents to keep their independence and enjoy a happy and fulfilling lifestyle with friends and neighbours while having the reassurance of 24 hour care and support available where required.

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.

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.

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.



