



The Belvedere, Burnham-On-Crouch CM0 8AW  
Offers in excess of £215,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located quite literally adjacent to Burnhams gorgeous river front and esplanade, offering easy access to the shops, restaurants, yacht clubs and general amenities.

This two bedroom bungalow offers a good size lounge, kitchen, two double bedrooms and bathroom.

Externally the property has a south facing courtyard garden to relax/entertain and enjoy and if you have a dinghy you have free use of the dinghy park belonging to the development.

### **Entrance porch.**

Double glazed entrance door with side screen window to the main wooden entrance door.

### **Lounge**

14'6 x 10'6

Wooden entrance door into the lounge which has solid wooden parquet flooring, television point, wooden feature fireplace surround with electric flame effect fire. Double glazed window to the front and radiator.

### **Kitchen**

10'9 x 6'5

The kitchen has a range of eye level units, matching base units and drawers with complimentary work surfaces over. Inset stainless steel sink, plumbing for washing machine, space for electric oven, space for fridge/freezer. Double glazed window and door to the rear conservatory/lean to.

### **Small conservatory/lean to**

5'11 x 4'2

Although compact it is a very useful addition with double glazed sealed unit windows and door and a tiled floor.

### **Bedroom one**

13'8 x 11'7

A good size double room with fitted wardrobes to one wall with above bridging cupboards, radiator and a double glazed window to the front.

### **Bedroom two**

10'11 x 8'0

Another double bedroom with the wall mounted boiler (new from 2021) built in wardrobe, radiator and a double glazed window to the front.

### **Bathroom**

Panelled bath, close coupled w/c, pedestal hand wash basin, radiator and a double glazed window to the rear.

### **Courtyard**

The courtyard garden is south facing and an absolute sun trap, plenty of space to sit out, relax or entertain. Laid to patio for low maintenance with fenced boundaries, side gate giving access to the steps and sea wall/esplanade.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only. No guarantee is given as to their accuracy or efficiency can be given. Made with Hologram 2004

**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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