

Guide Price
£245,000
Leasehold





Quantock Court, South Esplanade, Burnham-on-Sea, Somerset TA8 1DL



Features

- Stunning coastal sea views
- Open plan living space
- Newly fitted modern kitchen
- Private balcony
- Two double-sized bedrooms
- Fitted wardrobes throughout
- Whirlpool bath with shower
- First floor purpose-built
- Close to town centre
- Garage and communal gardens

Summary of Property

A spacious two-bedroom first floor flat with outstanding coastal views, ideally located on the sought-after south esplanade in Burnham-on-Sea. This purpose-built flat enjoys uninterrupted panoramic views across Bridgwater Bay, extending towards the Welsh and West Somerset coastlines. Just a short, level walk from the High Street, residents can easily access shops, cafes, restaurants, cinema, doctors, and other everyday amenities. For commuters, junction 22 of the M5 is nearby, providing convenient travel links to Bristol, the Midlands, the south west, and London.

The property forms part of a well-maintained block built in the early 1970s and has been thoughtfully updated to provide modern, open-plan living. The lounge and kitchen have been opened up to create a bright, sociable space with a central island. The newly fitted kitchen includes a range of wall, base, and drawer units, electric hob with extractor over, integrated oven, and space for a washing machine. Sliding patio doors lead to a private balcony offering one of the best views in the area. There are two double bedrooms, one with a double fitted wardrobe and the other a built in storage cupboard and a fully tiled bathroom with whirlpool bath, Neptune shower over, pedestal wash basin, and WC.

Additional benefits include a private garage, well-kept communal grounds, and a long leasehold tenure (999 years from approximately 1974). The property is offered with vacant possession and no onward chain.

Service charge: approximately £275 per quarter

Room Descriptions

ACCOMMODATION

Accessed via a communal entrance hall with stairs rising to the first floor.

ENTRANCE VESTIBULE

With entrance door and built-in cloak cupboard.

ENTRANCE HALL

Leading to the main accommodation.

OPEN PLAN LOUNGE/KITCHEN/DINER: 6.13m x 5.43m (20' 1" x 17' 10")

This impressive open-plan living area is the standout feature of the flat, with a newly fitted kitchen and generous seating/dining space. The kitchen is fitted with a range of modern wall, base, and drawer units, along with an island for additional workspace and breakfast seating. There is an electric hob with extractor hood over, integrated oven, new economic electric heaters and space/plumbing for a washing machine. The double-glazed window and sliding patio doors flood the room with natural light and frame breath-taking views across the bay.

BALCONY

Accessed from the lounge area, the balcony provides a superb outdoor space to enjoy the uninterrupted sea views.

BEDROOM ONE: 4.25m x 3.04m (13' 11" x 10' 0")

A generous double bedroom with a double-glazed window to the rear, new economic electric heater and built-in double wardrobe.

BEDROOM TWO: 3.45m x 2.99m (11' 4" x 9' 10")

Another well-proportioned double room with double-glazed window to the rear, new economic electric heater and a storage cupboard.

BATHROOM

Fully tiled and fitted with a coloured suite comprising a Whirlpool bath with Neptune shower over, pedestal wash basin, and low-level WC. Also includes a heated towel rail, Dimplex fan-assisted heater, spotlights, and a double-glazed window.

OUTSIDE

The property benefits from well-kept communal grounds and a private garage with up-and-over door, ideal for secure parking or additional storage.

SERVICES

Mains electricity, water, and drainage are connected. Heating is new economic electric heaters.

TENURE - LEASEHOLD

Long Leasehold – remainder of a 999-year lease from approx. 1974. Vacant possession upon completion.

Service Charge: Approximately £275 per quarter.

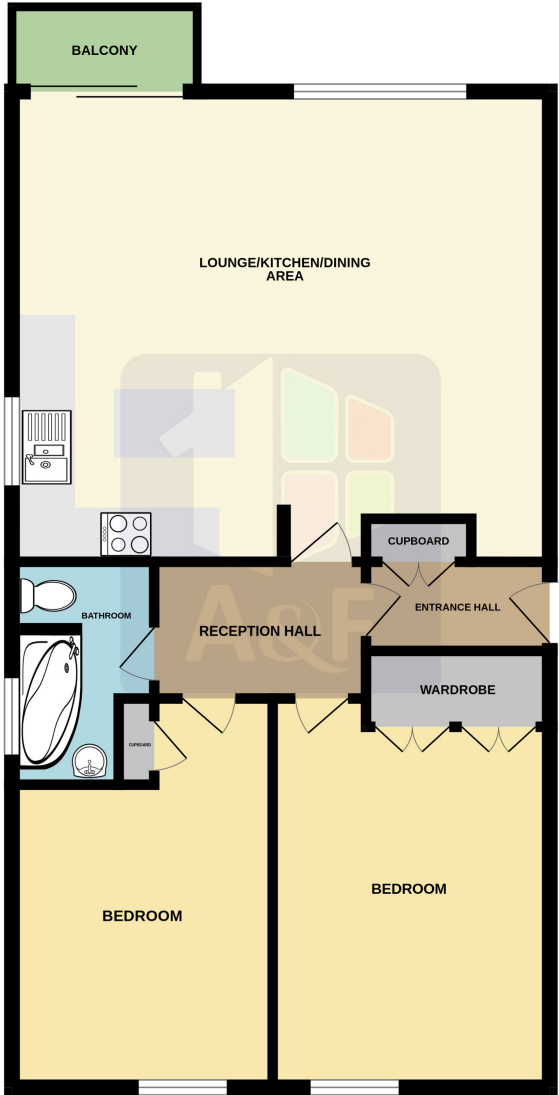
SITUATION

Situated on the South Esplanade, this purpose-built first floor flat enjoys uninterrupted panoramic views across Bridgwater Bay towards the Welsh and West Somerset coastlines. The property is just a short stroll from Burnham-on-Sea's bustling High Street, which offers a wide range of shops, cafes, and amenities. Local facilities also include a cinema, library, churches, restaurants, public houses, and both NHS and private medical services including a hospital and doctor's surgery. Excellent road access is available via Junction 22 of the M5, offering direct links to Bristol, the Midlands, the South West, and London.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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