

Esplanade, Burnham-on-Sea, Somerset. TA8 1BG

£185,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this exceptional opportunity to acquire a significantly enhanced and modernised lower ground floor apartment, uniquely positioned along the picturesque seafront in Burnham-on-Sea.

This versatile dwelling offers meticulously designed living spaces with seamless access to the rear. Housed within an imposing structure believed to have roots dating back to the 1870s, this property benefits from two level entrance's accessible from Cross Street.

This well presented residence comprises a spacious living room featuring a generously proportioned bay window, a well-appointed kitchen/diner, and two double bedrooms, with the primary bedroom boasting an en-suite bathroom complete with a relaxing Jacuzzi bath and three walk-in wardrobes.

Additionally, there is a fully tiled luxurious wet room. The property is further enhanced by the inclusion of UPVC double glazed windows, efficient gas central heating, and is immaculate throughout, presenting an attractive living opportunity.

FEATURES

- Lower Ground Floor Flat
- Spacious Accommodation Throughout
- Two Double Bedrooms With Wardrobes
- En-Suite Bathroom to Bed 1
- Luxury Shower Room
- Beach Literally Across the Road!
- Excellent Order Throughout
- Communal Courtyard to rear
- Leasehold balance of 999 year lease
- Share of Freehold
- EPC - D



ROOM DESCRIPTIONS

Living Room

18'7" x 13'4" 5.69 x 4.07 m

Large bay window with upvc double glazed French doors and windows to the side. Coving, two radiators, two wall lights.

Kitchen/Diner

13'9" x 10'7" 4.21 x 3.23 m

Fitted with a comprehensive range of wall and floor units with wood block effect worksurface incorporating a one and a half bowl drainer sink unit, space for fridge/freezer, plumbing for automatic washing machine and dishwasher.

Feature recess with electric hob and eye level oven with extractor hood over. Wall mounted Vaillant combination gas boiler supplying domestic hot water and

radiators. Upvc double glazed door with opening lower half opening to the rear communal courtyard garden.

Inner Hall

Useful storage cupboard. Doors to all principal rooms, Spotlights, wood laminate flooring.

Bedroom One

14'2" x 13'1" 4.33 x 4.00 m

Upvc double glazed doors and side panels. Three walk-in storage cupboards, Radiator, coving, wall & ceiling light.

EN SUITE BATHROOM

Feature white suite consisting Jacuzzi style bath with shower attachment, feature vanity wash hand basin with cupboards below & feature lighting, close coupled w.c, Recessed Led ceiling Mood lighting. Extractor fan. Fully tiled walls, wood effect vinyl flooring.

Bedroom Two

12'3" x 13'5" 3.75 x 4.11

Upvc double glazed window to side, wardrobe with door to the rear forming the former main entrance which could be reinstated should it be required and opens to the communal hallway. Radiator, wood laminate flooring.

Shower/Wet Room

Luxury Shower room comprising tiled walls and floor, walk-in shower enclosure with glass screen, wall hung vanity wash hand basin with cupboards below and to side close coupled w.c., ladder style heated towel rail, extractor fan, inset spotlights.

Walk-in Store Room

Off the communal Hall & adjacent to the property is a large lockable walk-in store room with lighting.

Outside

To the rear of the property is a communal courtyard area.

Parking

Our vendor currently rents a parking space close by for £40 pcm. This may be available to the purchaser & enquiries can be made.

Agents Note:

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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