



Guide Price
£249,950
Freehold

Grove Road, Burnham-on-Sea, Somerset TA8 2HF
4 Bedroom Maisonette



We are delighted to introduce this beautiful four-bedroom maisonette, currently listed for sale and only a stones throw from the beach. Well-maintained and in good condition, this property boasts a variety of appealing features that make it an excellent opportunity. Built of brick and having a tiled roof. The property was converted some years ago and occupies the first and second floors of this substantial building. The maisonette offers spacious accommodation and there is the benefit of gas fired central heating and double glazing.

The property is well laid out with a single reception room, providing a warm and inviting atmosphere for relaxation or entertaining, with the benefit of having sea views. The kitchen is equipped with ample storage and workspace for home cooking. The four spacious bedrooms offer plenty of room for a family, with the additional benefit of three well-appointed bathrooms enhancing the convenience and comfort of the property. One of the unique features of this maisonette is the garage, providing secure parking or additional storage space.

Situation: Standing in a prominent location on the favoured north side of the town and enjoying panoramic views out to the sea and also along the Burnham on Sea coastline and sea front. There is access to the beach from Grove Road. The town centre is approximately half a mile away and provides various supermarkets and shopping facilities together with other amenities such as churches, schools, library, cinema, restaurants, public houses, a hospital and doctors surgery. Access to the M5 motorway J22 is close by as well as the mainline railway station in Highbridge.

EPC: E50 (18/02/2025)

Council Tax Band: B £1,905.64 2025/26



- Breath-taking sea views
- Four bedroom maisonette
- Three well-appointed bathrooms
- Excellent public transport links
- Garage and parking
- Council Tax Band B
- Ideal for families and investors



Accommodation:

Communal Entrance Hall:

Double glazed entrance door, with another double glazed entrance door leading to the:

Entrance Hall:

Stairs to the first floor and a passageway to rear entrance door giving access to the garage.

First Floor Landing:

Wall lights and boiler room housing the Worcester gas fired boiler and insulated copper hot water tank fitted with an electric immersion heater.

Lounge: 4.87m x 3.59m (16' 0" x 11' 9")

Double glazed bay window enjoying southerly views over the Burnham-on-Sea seafront. Double glazed window having splendid views directly out to sea over the Bristol Channel. Ornamental fire place, two radiators, three wall light points and moulded cornice. Double sliding doors to:

Kitchen and Dining Area: 4.90m x 3.09m (16' 1" x 10' 2") (MAXIMUM)

Range of base, wall and drawer units, double bowl single drainer stainless steel sink unit with a mixer tap, electric cooker point and a 'Tricity' cooker hood, part tiled walls, radiator, fluorescent strip light, wall light point, coved ceiling. Double glazed window having panoramic sea views.

Bedroom Two: 4.15m x 2.78m (13' 7" x 9' 1")

Double glazed bay window having sea views, moulded cornice and fitted double wardrobes.

En suite Bathroom:

White suite comprising panelled bath having a shower over, shower screen, pedestal hand wash basin, low level w/c, shaver point with light, radiator, extractor fan and part tiled walls.

Bedroom Three: 3.93m x 2.90m (12' 11" x 9' 6")

Double glazed window, fitted double wardrobe and radiator.

Shower Room:

Shower cubicle, pedestal hand wash basin, low level w/c, shaver unit with light, radiator, extractor fan and part tiled walls.

Second Floor Landing:

Built in cupboard.

Bedroom One: 5.94m x 3.82m (19' 6" x 12' 6") (MAXIMUM)

Double glazed window with panoramic sea view, built in double wardrobe and radiator.

Bedroom Four: 2.41m x 2.41m (7' 11" x 7' 11")

Double glazed window and radiator.

Bathroom:

Coloured suite comprising panelled bath, vanity unit with inset hand wash basin, shaver point with light, extractor fan, part tiled walls and panelling.

Outside:

In the communal compound to the rear is the single garage 4.85m x 2.48m (15' 11" x 8' 2") with an up and over door and a concrete base. Area of garden which is laid to lawn with various shrubs and panoramic sea views.

Services:

Mains gas, water, electricity and drainage are connected.

Tenure:

Freehold (the owner of 18c owns the freehold of the whole building. the ground floor flat below is subject to a long leasehold)
Vacant possession on completion.





This floor plan shows a 3-bedroom house with a large lounge, kitchen, and two bathrooms. The layout includes:

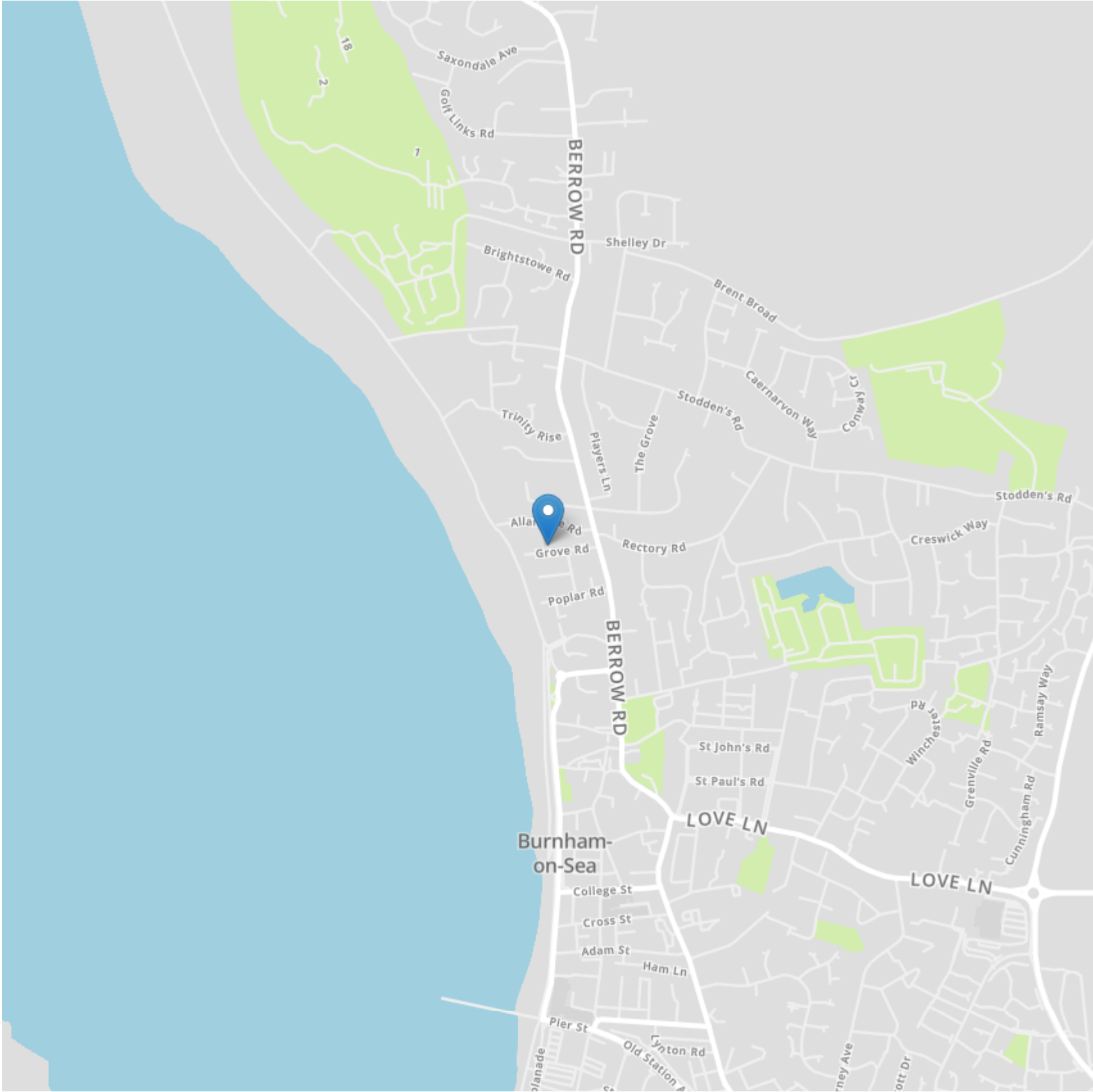
- BEDROOM 2**: A large bedroom at the top left.
- BEDROOM 3**: A large bedroom at the bottom left.
- BATHROOM**: Located between Bedroom 2 and the central landing, featuring a bathtub, toilet, and sink.
- SHOWER ROOM**: Located between Bedroom 3 and the central landing, featuring a toilet, sink, and shower area.
- LANDING**: A central hallway area with two staircases. One staircase is labeled "UP" with an arrow pointing left, and the other is labeled "DOWN" with an arrow pointing right.
- LOUNGE**: A large open-plan area at the top right.
- KITCHEN**: A kitchen area at the bottom right, featuring a sink, stove, and refrigerator.

The plan also includes a "CLOSET" near the top landing and a "CLOSET" near the bottom landing. A large "A" is visible in the bottom right corner of the image.

A floor plan of a house with four bedrooms, a bathroom, a landing, and a cupboard. The plan is color-coded: yellow for bedrooms, light blue for the bathroom, and tan for the landing. The layout includes a central landing area with a cupboard, a bathroom with a bathtub and toilet, and four bedrooms. A staircase with a 'DOWN' arrow is located near the bathroom. The plan is labeled with 'BEDROOM 1', 'BEDROOM 2', 'BEDROOM 3', 'BEDROOM 4', 'BATHROOM', 'LANDING', and 'CUPBOARD'.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: B £1905.64 2025/26
EPC Rating & Date Carried Out
E50 18 Feb 2025
Building Safety
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/-signal?ll=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Built of brick and having a tiled roof. The property was converted some years ago and occupies the first and second floors of this substantial building.
Existing Planning Permission
None Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence



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