

**Guide Price**  
**£280,000**  
**Leasehold**



**South Esplanade, Burnham-on-Sea, TA8 1DL**  
**2 Bedrooms, Flat**

- Superb Panoramic Views Across Bridgwater Bay & Welsh Coastline
- Penthouse positioning
- Generously proportioned reception room
- Garage and visitors parking

- Open-plan layout
- Front and rear balconies
- Master bedroom en-suite
- Quiet and peaceful area



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**Council Tax**  
**Band: C**  
**£2,000.42**  
**for 2024/25**

**Material Information**

**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

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