

**Guide Price**  
**£260,000**  
**Leasehold**



**Quantock Court, South Esplanade, Burnham-on-Sea, Somerset TA8 1DL**  
**2 Bedroom Penthouse**





Now available to the market is this well-presented, neutrally decorated two-bedroom penthouse apartment, offering exceptional panoramic views across Bridgwater Bay and the Bristol Channel towards South Wales. Set in a unique top-floor position, the property enjoys a light-filled open-plan living and dining space, enhanced by large windows that flood the room with natural light. This spacious layout is perfect for both relaxing and entertaining.

The fitted kitchen provides ample workspace and room for appliances, catering comfortably to everyday needs. The apartment features two bedrooms – a generous master bedroom with built-in wardrobes, a dressing area, and a private en-suite shower room, and a good-sized second bedroom that works well as a guest room or home office.

There are two bathrooms: a main bathroom with a panelled bath and shower over, plus useful built-in storage, and the aforementioned en-suite with walk-in shower for added convenience. A standout feature of this penthouse is the dual aspect balconies to the front and rear – ideal for enjoying the sunrise, sunset, or simply some peaceful outdoor space.

This property also benefits from a tandem double garage and visitor parking, making it suitable for a variety of buyers – whether you're looking for a permanent home, a holiday escape, or an investment opportunity.

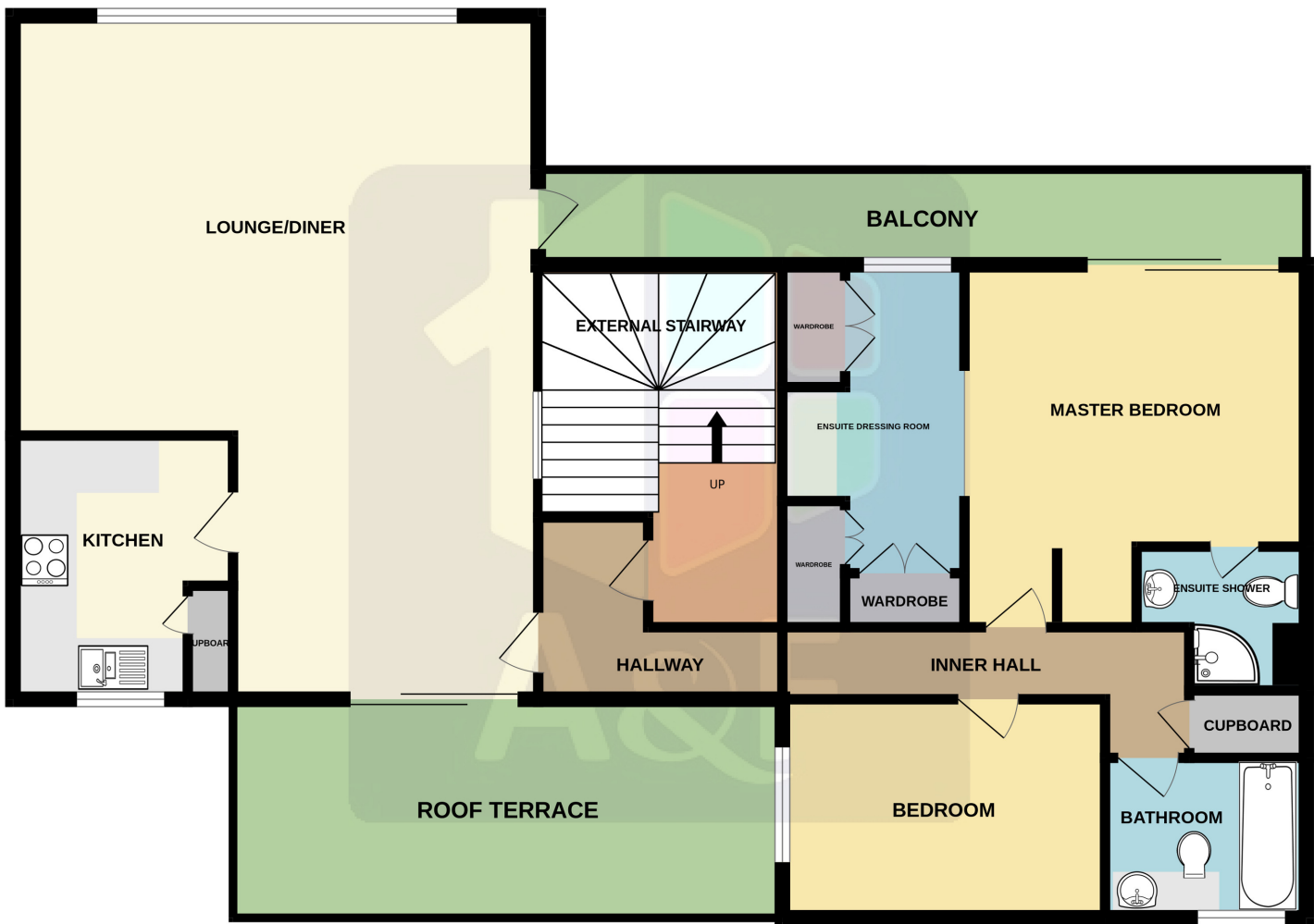
Set within a quiet and well-regarded area, it enjoys a strong sense of community along with easy access to local amenities, public transport, and scenic walking routes. A fantastic choice for couples or those considering retirement living by the coast.

EPC: E48    Somerset Council Band: C    £2,177.88 for 2025/26



- Top floor penthouse position
- Dual aspect balconies (front and rear)
- Spacious open-plan living/dining area
- Two bedrooms including en-suite to master
- Separate family bathroom with storage
- Dressing area and built-in wardrobes
- Fitted kitchen with appliance space
- Quiet location near amenities and transport
- Tandem double garage and visitors parking

GROUND FLOOR



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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Construction

Constructed in the early 1970s using traditional methods, this purpose-built flat offers generously sized accommodation, benefiting from double glazing and off-peak electric heating. The block roof also comes with a recently issued 20-year guarantee.

Accommodation

Communal stairs and landing

Entrance hall:

Entrance door, off-peak heater and entry telephone system.

Lounge/diner: 7.90m x 6.07m / 25' 11 x 19' 11 (L-Shaped)

A raised floor allows for uninterrupted views through a large double-glazed picture window, even when seated, offering stunning panoramic views across Bridgwater Bay and the Bristol Channel towards South Wales. The lounge features a marble fireplace, nine ceiling spotlights, a ceiling fan, and two off-peak electric heaters for comfort. A double-glazed door opens onto a front-facing balcony with coastal views, while to the rear, a double-glazed patio door leads out to a roof terrace enjoying far-reaching views over Burnham-on-Sea towards Brent Knoll and the Mendip Hills.

Large rear patio / roof terrace:

The property benefits from a spacious rear patio roof terrace, thoughtfully upgraded by the current owners to create a welcoming and stylish outdoor retreat. Fitted with durable composite decking for low-maintenance appeal, the terrace is enclosed by attractive, secure railings that maintain the open outlook. There's also generous storage space for sun loungers and outdoor essentials, making it a perfect spot for relaxing or entertaining. This elevated outdoor area adds real lifestyle value and enhances the overall appeal of the home.

Kitchen: 3.71m x 2.53m / 12' 2 x 8' 4

The kitchen is fitted with a range of base, wall, and drawer units with roll-top work surfaces, complemented by a 1½ bowl single drainer sink with mixer tap. Appliances include a built-in electric oven, four-ring ceramic hob with overhead extractor hood, and a fitted microwave. Additional features include part-tiled walls, a fluorescent strip light, concealed worktop lighting, built-in storage cupboards, and a double-glazed window providing natural light.

Inner hall:

Built-in cupboard

Master bedroom: 4.18m x 3.96m (max) / 13' 9 x 13' 0 (max)

Off-peak heater, double glazed patio door to the balcony overlooking the sea. Archway to:

En-suite dressing room: 4.14m x 2.09m / 13' 7 x 6' 10

Comprehensive range of fitted wardrobes, cupboards and drawers together with fitted dressing table. Double glazed window and off-peak heater.

En-suite bathroom:

Fully tiled and well-appointed, the en-suite features a shower cubicle with a ‘Mira’ shower unit, a vanity unit with inset wash hand basin, and a low-level WC. Additional touches include a shaver point, extractor fan, three recessed downlights, and a fitted mirrored medicine cabinet.

Bedroom: 3.74m x 2.49m / 12' 3 x 8' 2

Double glazed window and off-peak heater.

Bathroom:

Fully tiled with a white suite comprising panelled bath with shower attachment and 'Mira' shower unit over with screen. Vanity unit with integrated wash hand basin and low-level WC. Double glazed window, off-peak heater, shaver point and heated towel rail.

Outside:

Double tandem garage with up-and-over door, electric points and electric light.

Outgoings :

Ground rent: One Red Rose

Service charge: £275 - paid quarterly

