



'The Chelmer' Burnham Waters Maldon Road, Burnham-on-Crouch  
 , Essex CM0 8NS  
 Prices from £595,000

**Church & Hawes**  
 Est.1977  
 Estate Agents, Valuers, Letting & Management Agents

'THE CHELMER' @ BURNHAM WATERS is a bright and roomy two bedroom bungalow meticulously designed for comfort and practicality offering 122 sq.f. (1313 sq.ft.) of living accommodation. The thoughtfully planned living space features a floor to ceiling picture window which provides a calming and enticing living space with views across the beautifully landscaped gardens. This high specification home benefits from a separate utility room and main bedroom with en-suite and built-in wardrobes. BURNHAM WATERS is a new and uniquely innovative approach to retirement living offering a vibrant and caring community for the over 55's with the aim of delivering a wealth of amenities and health facilities aimed at encouraging an active and enjoyable social lifestyle in a beautiful village community set in a countryside location. SHOW HOME NOW OPEN - BY APPOINTMENT ONLY!

LIVING/DINING: 20'4 x 17'9 (6.20m x 5.41m )

KITCHEN: 17'1 x 15'9 (5.21m x 4.80m )

UTILITY: 8'2 x 7'7 (2.49m x 2.31m )

BEDROOM 1: 14'1 x 12'10 (4.29m x 3.91m )

BEDROOM 2: 14'1 x 11'6 (4.29m x 3.51m )

BATHROOM: 8'2 x 8'2 (2.49m x 2.49m )

KEY BENEFITS:

Low density, eco-efficient lifetime homes.  
Low energy lighting on all communal areas.  
On-site surgery with planned dialysis machine.  
Landscape and ecology led zoned development.  
Facilities for active & social lifestyles - gym & fitness centre classes, swimming pool, tennis courts, badminton, bowls, allotments and routes for walking and cycling for well being.  
Community hub with cafe and shops.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or

building regulations. Any buyer should seek verification from their legal representative or surveyor.

