



BURGES ROAD, THORPE BAY
OFFERS IN EXCESS OF £700,000 LEASEHOLD

FABULOUS TWO BEDROOM LUXURY PENTHOUSE APARTMENT WITH VIEWS OVER THORPE BAY GOLF COURSE AND ESTUARY VIEWS.

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DESCRIPTION:

Winkworth are delighted to offer for sale this stunning Penthouse apartment situated on the top floor of this very sought-after modern development with a lift and well-maintained gardens. With fabulous views across the first fairway at Thorpe Hall Golf course to the front, plus Thames Estuary views to the rear.

This very spacious home has two bedrooms with en-suites plus a superb living room and two balconies. Perfectly located within a stone's throw of the promenade and walking distance of Thorpe Bay train station & Broadway with its selection of shops and eateries. Thorpe Bay Tennis club and Yacht club are also only a short walk away. Viewing is essential to fully appreciate this stylish and contemporary home which is offered at a great price and with immediate vacant possession.

Communal Entrance Hall: - Approached via a video security entry system. Tiled floor. Stairs and lift to the top 2nd floor. Door to apartment.

Entrance Hall: - A spacious entrance hall with wood flooring. Radiator. Recessed ceiling lighting. Video entry system. Airing cupboard housing pressurised hot water cylinder. Access to loft space via fold away ladder which is part boarded and offers further storage. Doors to accommodation.

Cloakroom: - Modern white suite comprising concealed low flush WC. Wall mounted wash basin with mixer tap. Part tiled walls. Tiled floor. Chrome heated towel rail. Recessed ceiling lighting.

Living Room: - 26' 4" x 25' 0" (8.03m x 7.62m). This

stunning and spacious living room which is approached via double doors from the entrance hall, enjoying a dual aspect with double glazed skylight windows to side and double-glazed French doors and windows leading to the front balcony, offering fabulous views across Thorpe Hall golf course. Wood flooring. Two radiators. Glazed sliding doors leading to: -

Kitchen: - 14' 7" x 14' 0" (4.45m x 4.27m). A modern kitchen fitted with an extensive range of contemporary units and granite work surfaces with stainless steel sink with mixer tap/dish rinse. Cupboards and drawers below. Built in dishwasher and washing machine with matching decor panels. Inset four ring ceramic hob with extractor hood above. Built in under oven. Built in fridge and freezer with matching decor panels. Large central island unit with matching granite work top, storage cupboards and shelves below. Built in larder cupboard. Wall mounted storage cabinets. Concealed gas fired central heating boiler. Wood flooring. Radiator. Recessed ceiling lighting. Two double glazed skylight windows to front.

Bedroom One: - 20' 3" x 18' 1" (6.17m x 5.5m). Plus, door recess. This very spacious bedroom suite enjoys dual aspect with skylight double glazed window to side and double glazed double French doors and windows leading to the rear balcony offering lovely views across the Thames Estuary and Kent coastline. Radiator. Large walk in wardrobe cupboard with lighting. Door to:

En-Suite: - Modern white suite comprising fully tiled double shower cubicle. Wall mounted wash hand basin with mixer tap. Concealed low flush WC. Part tiled walls. Tiled floor. Chrome heated

towel rail. Recessed ceiling lighting.

Bedroom Two: - 12' 9" x 10' 5" (3.89m x 3.18m) Plus door recess. This second bedroom suite has a double-glazed skylight to rear offering views across the Thames Estuary and Kent coastline. Radiator. Door to: -

En-Suite Bathroom: - Modern white suite comprising panelled bath with hand grips. Separately plumbed shower over and fitted shower screen. Wall mounted wash basin with mixer tap. Concealed low flush WC. Part tiled walls. Tiled floor. Chrome heated towel rail. Recessed ceiling lighting.

Communal Gardens: -

The development occupies a prominent corner plot and has well-tended communal gardens which are laid to lawn with maturing trees and shrubs.

Parking: -

Allocated parking space in the rear carpark.



PENTHOUSE



PENTHOUSE APARTMENT

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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