









Walking distance from an excellent range of coastal amenities and particularly convenient for the sea front with its award winning Blue Flag beaches, this well proportioned two bedroom first floor flat sharing a freehold title offers an exciting opportunity for investor landlords and first time buyers alike.

Internal accommodation comprises entrance lobby with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom whilst externally there is an enclosed yard to the rear.

Benefiting from gas central heating, double glazing, a superb Victorian cast iron range to the living room and original fireplace to the main bedroom, this property would benefit from cosmetic enhancement but is priced accordingly. Internal inspection is sure to impress all!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door with stairs to first floor.

First Floor Flat

Landing

Lounge 13'8" x 13'6"



Double glazed window rear, double radiator and Cast iron range. Door to kitchen.

Kitchen 11'6" x 6'7"



Wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven and electric hob, space provided for washing machine and fridge freezer. Two double glazed windows to rear. Door leading to ground floor to access rear.

Bedroom 1 13'8" x 12'11"



Two double glazed windows to front, double radiator and feature fireplace.

Bedroom 2 8'9" x 7'9"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin, bath and walk in shower cubicle, radiator and double glazed window to rear.

Outside

Low maintenance courtyard to rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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MAIN ROOMS AND DIMENSIONS

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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