









Enjoying a quiet situation on a pedestrianised walkway, this larger style three bedroom and two reception room semi detached home, offers a comfortable living space ideal for first time buyers and families.

Comprising entrance porch, reception hall, lounge, dining room and kitchen, three well proportioned bedrooms and a bathroom, with benefits including gas central heating, UPVC double glazing, gardens to the front together with a garden at the rear with space for up to three cars.

Conveniently situated within easy reach of a good selections of amenities including Seaburn Metro station, Sea Road shopping centre and Southwick Green, the property is also perfectly placed for the City Centre, A19 and Coast. Internal inspection highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via sliding glass doors.

## Entrance Porch

Inner UPVC door to internal accommodation.

## Lounge 11'10" x 12'3"



Double glazed window to the front elevation, feature gas fireplace with surround, radiator and a door into dining room.

## Dining Room 10'7" x 10'6"



Double glazed window to the rear elevation and an archway opening into the kitchen.

## Kitchen 8'0" x 10'6"



Featuring a range of wall and base units with countertops over incorporating a stainless steel sink and drainer unit. Integrated gas oven and hob with extractor fan, space provided for fridge freezer and washing machine. Storage cupboard, wall mounted combi boiler and double glazed window and UPVC door to the rear.

## First Floor Landing

Doors to shower room and three bedrooms.

## Bedroom 1 14'0" x 8'9" maximum



With a radiator, double glazed window to the front elevation.

## Bedroom 2 10'0" x 10'10" maximum



With a radiator, double glazed window and built in storage cupboard.

## Bedroom 3 8'9" x 11'9"



With a radiator and double glazed window to the rear elevation.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Featuring a low level WC, hand wash basin, walk in shower enclosure with mains shower over, part tile walls, radiator and double glazed window to the rear.

## Outside



Deceptively spacious gardens to the front and rear, with an outhouse and greenhouse. Allocated parking to the 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

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Lease details, service charges and ground rent (where

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## Sea Road Viewings

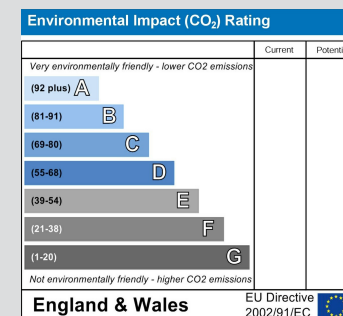
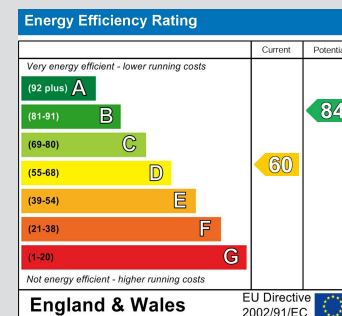
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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