





Cepheus

Cygnus

Sagitta

Delphinus

Cassiopeia

Equuleus



Triangulum

Aries

Sun





 peterheron
sales & lettings



An exciting and rare opportunity, Peter Heron are proud to introduce a this impressive first floor 2 bedroom apartment sitting in a beachfront position along the sea front of Roker within a 'Fitz Architects' designed development built circa 2015 and held in extremely high regard. Boasting uninterrupted sea views, this wonderful property boasting a Juliet balcony to the front and a west facing sun terrace to the rear, occupies an enviable hillside position fronting directly onto Roker beach and boasting magnificent coastal views taking in Roker Pier and extending up towards Seaburn and Whitburn.

Available with no upward chain, the property offers surprisingly spacious internal living accommodation at first floor level which comprises of a reception hall, a large walk in storage cupboard, an open plan living room, dining room and kitchen, two double sized bedrooms and large bathroom. Features of note include gas central heating and UPVC double glazing together with allocated parking.

With an outstanding range of coastal amenities close to hand, the property is ideal for award winning Blue Flag beaches, coastal walks to the North and South along the coastline and riverside walks towards the City Centre. Offering an economic to run and easy to maintain living space, this delightful property is perfect for those who require a unique home by the sea. Immediate internal inspection is strongly recommended as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed Composite door to

Reception Hall

With laminate flooring, a double radiator, LED downlights to the ceiling and a large walk in storage cupboard.

Walk In Storage Cupboard 5'10" x 7'11"

A versatile space which could easily be used as an office, double radiator, and access point into a large loft space.

Living Room And Open Plan Dining Kitchen



This is a wonderful space boasting UPVC double glazed windows and French doors and a Juliet balcony taking in uninterrupted sea views and the Roker piers.

Open Plan Dining Kitchen 22'8" x 12'2"



Featuring a range of base and eye level units with wood effect working surfaces and upstands incorporating a single drainer stainless steel sink unit, mixer tap, an electric halogen hob with overhead extractor hood and built under electric oven, integrated under bench fridge freezer and an integrated automatic washing machine, LED downlights to ceiling, a main smoke alarm, laminate flooring and two double radiators.

Bedroom 1 (front) 13'0" x 9'11"



UPVC double glazed windows to the rear elevation with plantation shutters and a double radiator.

Bedroom 2 (rear) 7'11" x 13'1"



UPVC double glazed window to the rear elevation with plantation shutters and a double radiator.

Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal wash basin and panel bath with a overhead rainfall shower head and glass screen - attractive white suite with tiled splash backs, tiled floor, a ceiling mounted extractor unit and LED downlights to ceiling, there is also a heated towel rail.

Outside



West facing enclosed courtyard to the rear capturing the afternoon sunshine featuring a decked walkway to allocated parking.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B.

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

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

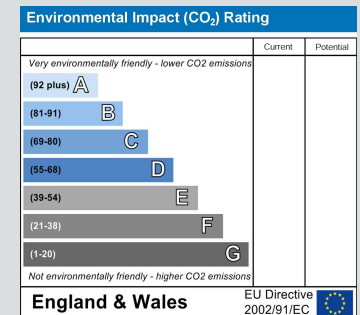
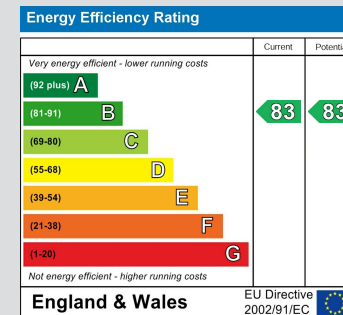
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

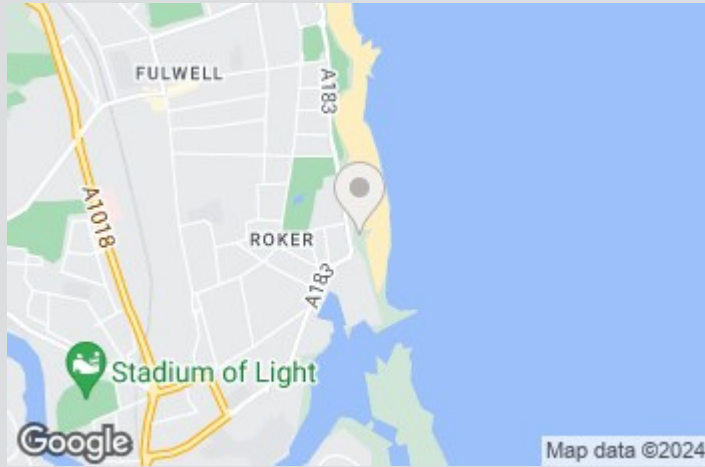
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS

