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1 Sea Lawns Crosshill, Barry CF62 6TD
£235,000 Leasehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

Situated in the charming area of Crosshill, Barry, this recently modernised maisonette offers a delightful blend of comfort and stunning natural beauty. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a tranquil retreat. The spacious living room is a standout feature, boasting panoramic sea views that stretch across the Bristol Channel, providing a picturesque backdrop for everyday living.

The maisonette benefits from a well-designed layout, ensuring that every inch of space is utilised effectively. The recently installed gas central heating guarantees warmth and comfort throughout the year, making it an inviting home regardless of the season.

In addition to its interior charm, the property is situated in a stunning position, with views of the Knap Lake and the expansive sea, creating a serene atmosphere that is hard to match. The leasehold property has approximately 800 years remaining on the lease, and the low service charges of around £100 per month, which include building insurance, make it an attractive option for potential buyers.

We highly recommend viewing this property to fully appreciate its unique features and the breathtaking views it offers. This maisonette is not just a place to live; it is a lifestyle choice that combines modern living with the beauty of nature.







FRONT
Lawn area with paved pathways. Sea views across the Bristol Channel and view over The Knap Gardens & Lake. Access to the garage via up and over door. Access to the property via a UPVC double glazed front door.

Garage
Full power and lighting, spacious area with space for one vehicle.

Entrance Landing
Stairs rising to the first floor landing. Textured ceiling with plastered walls and UPVC double glazed windows. Storage cupboard. Glass door opening to the living room.

Living Room
21'9 x 15'7 (6.63m x 4.75m)
Textured ceiling with pendant lighting; smoothly plastered walls with timber panelling; wall-mounted traditional-style radiators; wood-effect flooring; wooden doors to bedrooms, inner hallway, and kitchen; glass-panel door opening to the entrance landing. Windows/Views: Corner UPVC double-glazed window with direct sea views across the Bristol Channel; additional views across Knap Gardens and Lake; distant views towards Marine Drive hill.

Kitchen
13'5 x 8'2 (4.09m x 2.49m)
Textured ceiling with coving; plastered walls; marble-effect PVC splashbacks; vinyl flooring. Fittings: Eye-level wall units; base units with laminate work surfaces; stainless-steel 1.5 bowl sink with mixer tap; UPVC double-glazed window; wall-mounted traditional-style radiator. Appliance Spaces: Fridge-freezer; under-counter washing machine (with plumbing); gas cooker

Bedroom One
11'10 x 9'8 (3.61m x 2.95m)
Textured ceiling; smoothly plastered walls; fitted carpet flooring; wall-mounted traditional-style radiator. Windows/Views: Large UPVC double-glazed picture window with sea views across the Bristol Channel and beyond.

INNER HALLWAY
8'0 x 4'8 (2.44m x 1.42m)
Textured ceiling; plastered walls; wooden door to airing/iron cupboard; wooden doors to family shower room and separate WC; further door to second bedroom; wood-effect flooring; timber-style panelling.

Bedroom Two
11'1 x 11'0 (3.38m x 3.35m)
Textured ceiling; plastered walls; fitted carpet flooring; traditional Victorian-style radiator; fitted wardrobes. Windows/Views: UPVC double-glazed window to side/rear elevation with sea views across the Bristol Channel and beyond.

Shower Room
7'11 x 6'1 (2.41m x 1.85m)
Textured ceiling; plastered walls with ceramic tiling; vanity wash basin with mixer tap and storage; shaver point; UPVC double-glazed obscure window; shower cubicle with glass screen and electric shower; dual towel-rail heater.

W.C
4'8 x 2'6 (1.42m x 0.76m)
Textured ceiling; papered walls with traditional timber panelling; closed-coupled toilet; UPVC double-glazed obscure window.

COUNCIL TAX
Council tax band B.

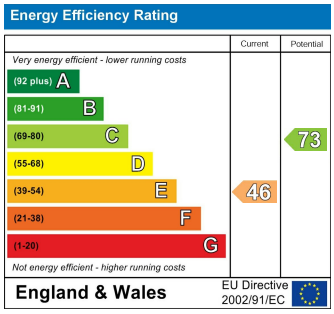
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

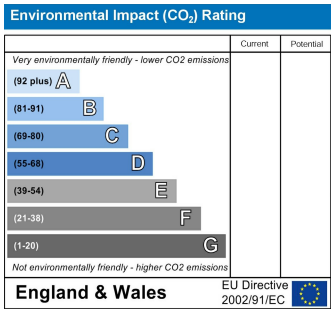
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.











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