









A rare opportunity to purchase one of these highly sought after sea front apartments with beautiful panoramic coastal views, this delightful top floor (second floor) two bedroom apartment offers a comfortable living space which is easy to maintain and economic to run.

Internal accommodation comprises entrance hall with storage cupboard, living room with French doors and Juliet balcony with views taking in Whitburn, Seaburn and Roker, a fully integrated kitchen, two double size bedrooms, en-suite shower room and bathroom. Features of note include gas central heating and double glazing, communal gardens together with allocated and guest parking.

Located at the entrance of the South Bents Estate, on the former Bay Hotel site, the apartment is situated within close proximity to the superb amenities of Whitburn, together with all of the outstanding amenities of Seaburn. Within just a stones throw of award winning Blue Flag beaches, this superb home will prove to be very popular indeed and should be viewed as a matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Accommodation on Second Floor

Lifts to all floors.

Reception Hall

Telephone entry system, single radiator, large built in cupboard and access point to loft.

Living Room 20'3" x 9'8"



UPVC double glazed French doors with Juliet balcony opening out onto the sea front taking in panoramic sea views.

Kitchen 14'0" x 7'1"



Selection of base and eye level units with working surfaces

incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include an electric hob with built under electric oven and extractor hood, integrated washer/dryer and dishwasher, space for fridge freezer, tiled splashbacks, tiled floor, double radiator, worktop lighting, LED downlights to ceiling.

Bedroom 1 (rear) 14'0" x 8'11"



UPVC double glazed window to rear.

En-Suite



Low level WC, pedestal washbasin and large walk in shower cubicle - white suite with tiled splashbacks, single radiator, ceiling mounted extractor unit.

Bedroom 2 (front) 20'6" x 8'2"

UPVC double glazed windows to front taking in coastal views.

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MAIN ROOMS AND DIMENSIONS

Bathroom



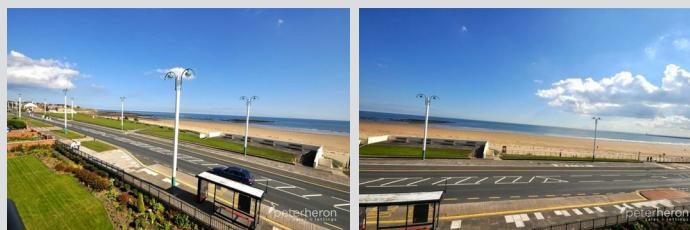
Low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite with tiled tiled splashbacks, electric shaver point, single radiator, halogen lights to ceiling and ceiling mounted extractor unit.

Outside



There are communal gardens together with allocated and guest parking.

Wonderful Sea Views



Council Tax Band

The Council Tax Band is Band D.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease

Term is 150 years from 2004 and the Ground Rent is £172.54 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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

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

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MAIN ROOMS AND DIMENSIONS

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 Fawcett Street 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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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