









A spacious three bedroom, two reception room mid terrace dormer cottage within this sought after residential location. Internally the accommodation on the ground floor includes an entrance vestibule, hall, two generous reception rooms, modern fitted kitchen, sun porch and a shower room/wc. On the first floor three bedrooms and a washroom/wc. Externally there is forecourt to the front and a courtyard to the rear with roller shutter access door and carport. Benefiting from gas central heating and UPVC, the property is ideally placed for an excellent range of local amenities and is particularly convenient for the Sea Front and it's award winning beaches. An internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner part glazed door leading through to

Hallway



Radiator.

Dining Room 12'8" x 13'5" not including recess



Double glazed window looking into rear sun porch, radiator, double doors to lounge and kitchen.

Lounge 14'11" into bay x 14'0" into alcove



Double glazed bay window to front, radiator, corning to ceiling and a feature fireplace with living flame effect gas fire.

Kitchen 13'1" x 8'6"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double oven and hob with extractor chimney over, space for fridge freezer and dishwasher. Double glazed window.

Sun Porch 8'2" x 4'11"



Double glazed window to rear, double glazed door to rear courtyard, tiled floor and space for washing machine and tumble dryer.

Lobby

Double glazed window, tiled floor, and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, pedestal washbasin and walk in shower with mains shower over, attractive tiled walls and floor, double glazed window and chrome ladder style radiator.

First Floor Landing Radiator.

Bedroom 1 13'1" x 6'9" not including entrance recess



Double glazed window to rear and radiator.

Bedroom 2 12'9" x 7'0"



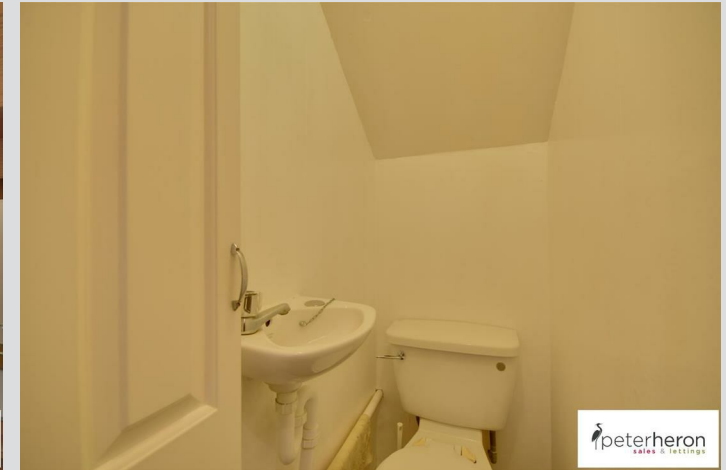
Double glazed window to front and radiator.

Bedroom 3 8'10" x 7'1"



Double glazed window to front and radiator.

Washroom/WC



Low level WC and mini washbasin.

Outside



Courtyard to the rear with a roller shutter access door and carport.

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.

MAIN ROOMS AND DIMENSIONS

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.

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Important Notice Part 2

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

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