



The Cliff, Seaton Carew, TS25 1AP
3 Bed - House - Mid Terrace
Reduced To £185,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

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***** WAS £210,000 *** Situated in an excellent position in which such properties are not often available having wonderful panoramic sea views. This well presented and much loved property has a deceptively spacious and well planned layout.**

The accommodation briefly comprising: entrance porch opening into the spacious lounge, inner hallway, kitchen, rear lobby, family bathroom, large store/workroom and three bedrooms.

Externally are well maintained gardens to front and rear.



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled door, door into lounge.

LOUNGE

20'3 x 16'8 (6.17m x 5.08m)

uPVC double glazed bay window to front with fitted window seat, 'coal' effect gas fire with modern surround, radiator, doors to first floor landing and kitchen.

KITCHEN

14'3 x 8'2 (4.34m x 2.49m)

Fitted with a range of 'country' style cream fronted units comprising wall, base and drawer units with 'timber' effect worktops, inset white sink with swivel mixer tap, free standing electric cooker and hob, plumbing for washing machine, space for fridge and freezer, uPVC double glazed windows, radiator and archway into rear lobby.

REAR LOBBY

uPVC double glazed glass panelled door, wall mounted combi boiler, door into family bathroom.

FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, uPVC double glazed window and radiator.

FIRST FLOOR: LANDING

uPVC double glazed window to rear, access to bedrooms one and two.

BEDROOM 1

16'4 x 14'8 (4.98m x 4.47m)

uPVC double glazed bay window to front, built-in wardrobes and radiator.

BEDROOM 2

uPVC double glazed window to rear and radiator.

SECOND FLOOR

BEDROOM 3

12'6 x 10'4 (3.81m x 3.15m)

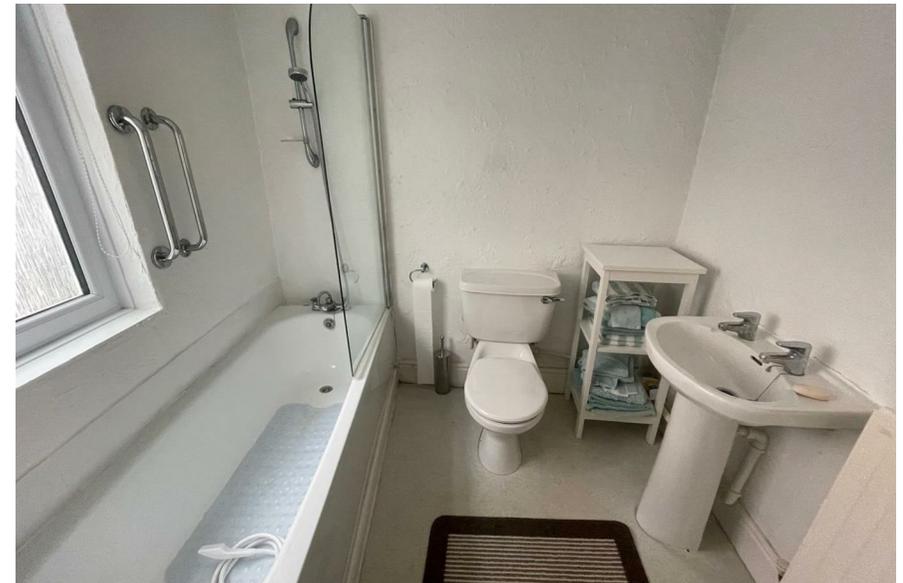
Window to side, built-in storage and radiator.

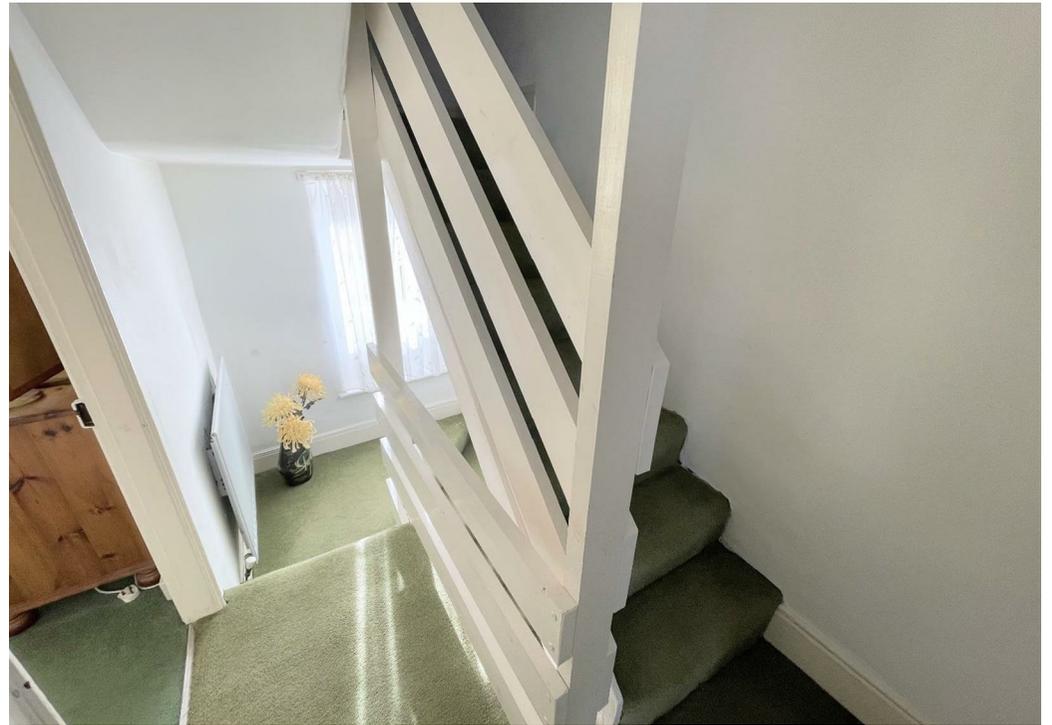
OUTSIDE

Open plan lawned garden to front. Large sunny west facing private rear garden with decked patio area, lawned area, flower borders and shrubs, all well enclosed by high timber fencing.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







The Cliff

Approximate Gross Internal Area
1279 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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