



Grange-Over-Sands

Guide Price £185,000+ (plus fees)

The Penthouse, 2 Seawood Place, Grange-over-Sands, Cumbria, LA11 7AR

For Sale by Public Auction

at the Halston Hotel, 20-34 Warwick Road, Carlisle, CA1 1AB

Thursday 4th April 2024 at 12 noon

By Auction House, Cumbria - Tel: 01228 510552

A spacious and bright maisonette with exceptional views to Morecambe Bay with some opportunities to improve.

Comprising Conservatory style Porch, Hallway, Shower Room, 2 Bedrooms and Dressing Room/Hobbies Room on the Ground Floor with Lounge, Dining Room, Kitchen, Utility and Office on the First Floor. Garage and Parking. Early viewing is highly recommended.

Quick Overview

Maisonette with 2 Double Bedrooms

2 Receptions - 1 Shower Room

Residential Location

Stunning Views

Level walk along Promenade to Town

Exciting opportunity

Peaceful location

Garage

Superfast Broadband speed 56mbps available*



2



1



2



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56 Mbps



Garage and Parking

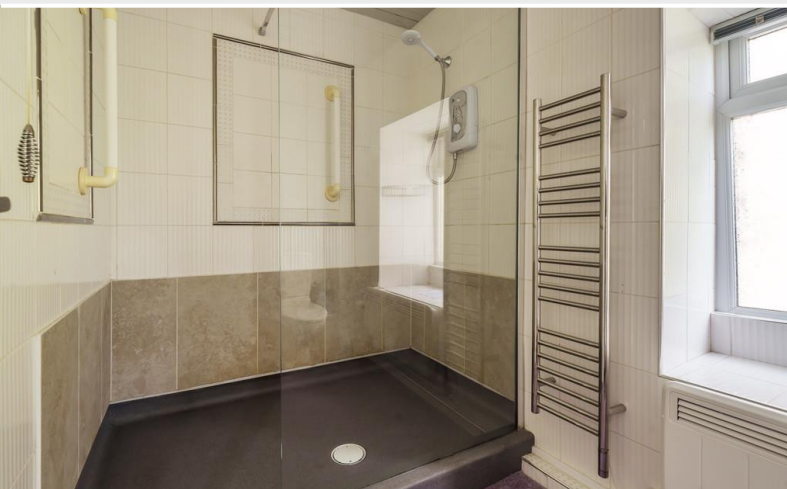
Property Reference: G2812



Porch



Hallway



Shower Room



Dressing/Hobbies Room

Description Views views and more views - WOW - they don't come any better than these!!!

If you have a little imagination, have been looking for a home by the sea with lots of natural light in a peaceful spot, then no need to look any further - this is a great opportunity.

The property will appeal to a variety of purchasers from investors, second home seekers or perhaps a couple or family. Although the Penthouse does not have any private outdoor space (ideal for the lock up and leavers) it is close to the Promenade which provides access to the playing fields and playground.

The first taste of the fabulous views can be observed from the Conservatory Style Entrance Porch which leads into the Entrance Hallway which is spacious with cylinder/cloaks cupboard and door to Shower Room and Inner Hall. The Shower Room is tiled with uPVC boarded ceiling, chrome ladder radiator and large walk in shower enclosure, WC and wash hand basin. The Inner Hall has a useful under stairs storage cupboard, stairs to the First Floor and doors to Bedrooms and Shower Room.

The 2 Bedrooms are well proportioned doubles with a range of fitted furniture and absolutely breath-taking bay views to the fells beyond.

The Dressing/Hobbies Room is a versatile and useful room with some fitted furniture - most recently used as a large Office but suitable as a Craft Room, Music Room, Home Cinema, Kids Den etc.

The return stair leads to the First Floor with access to the Lounge which is dominated by the magnificent views over Morecambe Bay to the fells beyond. There is currently a large, tiled window seat which is perfect to waste away the just staring at the superb view. There is a fire place with electric stove and double doors to the Dining Room which enjoys further similar bay views and could easily be knocked through into the Lounge if required. Off the Lounge is a 'Study/Office' with internal stained glass window, roof-light and fitted with a range of recessed cupboards and drawers with reduced head height - an ideal child's playroom perhaps if a study was not required.

The Kitchen is fitted with cream wall and base units with contrasting work-surface and stainless steel sink. Integrated dishwasher and fridge/freezer; built-in oven, microwave and twin ring ceramic hob. With two recessed larder style cupboards the Kitchen provides plenty of storage. A door leads into the Dining Room and another to the 'Utility Room', again with reduced head height but a good use of space with space and plumbing for washing machine, tumble drier, fridge and freezer.

Outside there is a Single Garage. being the end one of four to the right. Parking to the front of the Garage.

Location The Penthouse is tucked away, as close to the sea as you can get! Located down a short private lane in Kents Bank so enjoying lots of peace and quiet.

Kents Bank is located around 1 mile from the centre of Grange over Sands which can be reach by a level walk along the picturesque Edwardian Promenade. The property is right next to the pathway which leads to the Promenade.



Bedroom 1



Bedroom 2



Lounge



Kitchen



Dining Room



Study

Note

Grange is a popular and friendly seaside town popular with both residents and visitors alike. The town boasts amenities such as Primary School, Medical Centre, Library, Post Office, Shops, Cafes and Tea Rooms and is conveniently situated approximately 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property head out of Grange in the direction of Allithwaite. Proceed along The Esplanade, up Allithwaite Road and bear left into Carter Road. Proceed around to the right into Kentsford Road and drop down the hill, go past Priory Lane on the right and take the third left turn and follow the lane down to the bottom where Seawood Place can be found.

Accommodation (with approximate measurements)

Conservatory Porch

Hallway

Shower Room

Bedroom 1 12' 1" x 11' 11" max (3.68m x 3.63m max)

Bedroom 2 12' 3" x 12' 0" (3.74m x 3.66m)

Dressing/Hobbies Room 11' 6" x 8' 1" (3.53m x 2.48m)

Lounge 15' 6" max x 15' 5" max (4.72m max x 4.7m max)

Office 9' 7" max x 7' 11" max (2.94m max x 2.43m max)

Dining Room 10' 10" x 8' 7" (3.3m x 2.62m)

Kitchen 9' 8" x 7' 8" (2.95m x 2.34m)

Utility Room 7' 9" x 4' 4" (2.36m x 1.32m) limited head height

Garage 17' 6" x 8' 4" (5.33m x 2.54m)

Services: Mains water and electricity. Night storage heaters. Shared septic tank drainage (4 in total). Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Leasehold. Subject to a 999 year lease dated 8th March 2013. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 15.07.23

Note: This property can only be used as a Single Private Residence.

Management Charges: There is a Service Charge of £35 pcm.

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/rifled.edges.rezoning>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £750 – £850 per calendar month subject to some remedial works. For further information and our terms and conditions please contact our Grange Office.



View



Lounge



Dining Room



Kitchen

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Seawood Place, Grange-Over-Sands, LA11

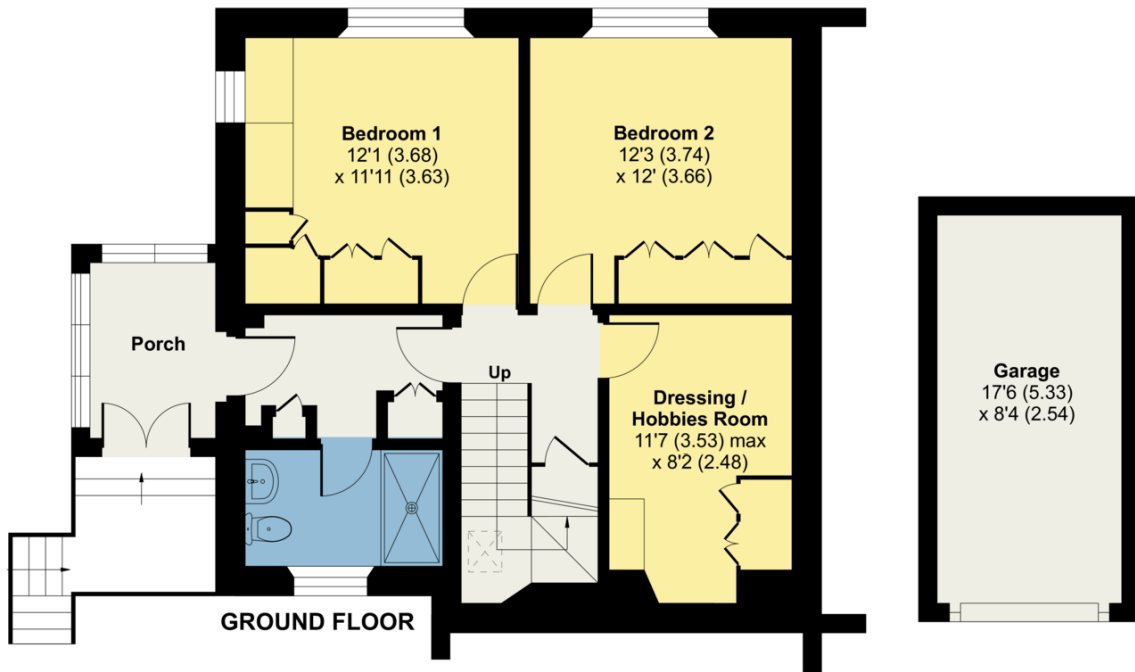
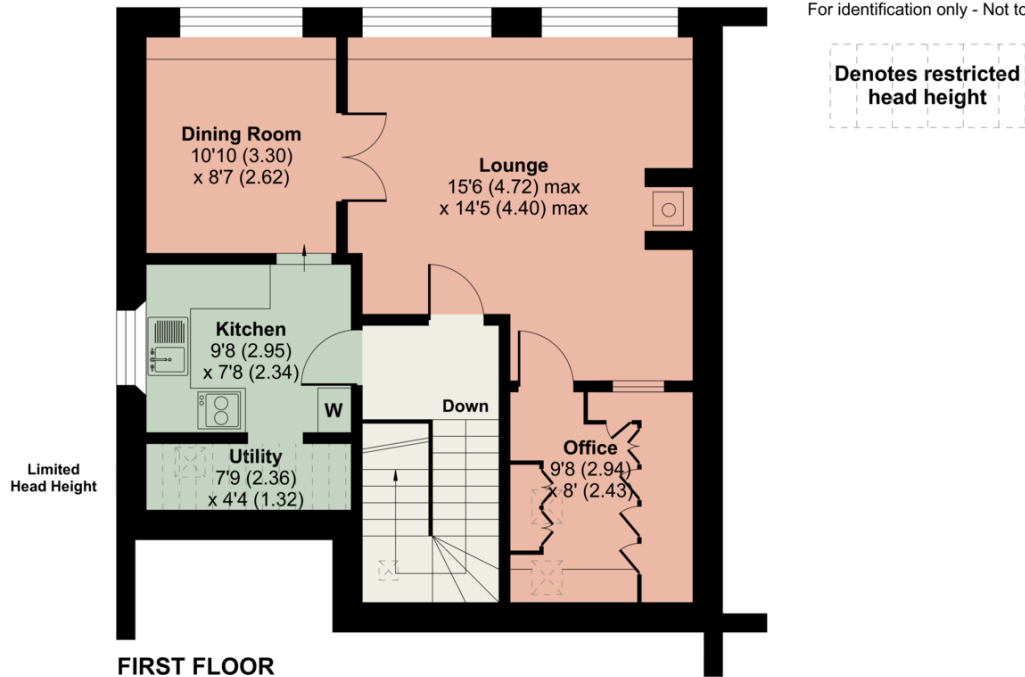
Approximate Area = 1234 sq ft / 114.6 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garage = 146 sq ft / 13.6 sq m

Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Hackney & Leigh. REF: 1013797

A thought from the owners - This would be a great opportunity for anyone who enjoys watching the seasons change, a fantastic part of the UK

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Request a Viewing Online or Call 015395 32301