







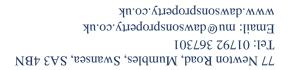
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Relocation

Vite Property Sales Sales









61 Caswell Bay Court, Caswell, SA3 4RY Offers Over £269,950



A delightful two bedroom second floor apartment with unrestricted sea views from angled balcony. The accommodation itself briefly comprises: hallway with cupboards providing ample storage space, two bedrooms - master benefiting from en-suite facilities, shower room, lounge with patio door leading on to balcony and kitchen. Viewing is highly recommended to appreciate the wonderful location and outlook on offer. No chain.

## Offers Over £269,950



### **Entrance**

Lift or stairs access to Second floor with a x 5.36m) further small stairwell to number 61.

### Hallway

Storage heater. Communal door. Video entry Bathroom system. Two storage cupboards. Doors Three piece suite comprising: low-level WC, leading to:

# Master Bedroom 8'08 x 17'07 (2.64m

storage heater. Door to en-suite.

wash hand basin and bath with electric shower over. Fully tiled walls. Double glazed window freezer. Space for electric cooker. to rear.



### **Shower Room**

Three piece suite comprising: freestanding Two double glazed windows to side. Electric shower, low-level WC and wash hand basin with vanity unit. Fully tiled walls.

### Kitchen 9'07 x 7'09 (2.92m x 2.36m)

Fitted with a ranged of walls and base units. Integrated washing machine and fridge

### Living Room 14'10 x 13'01 (4.52m x **3.99m**)

Double glazed window to side. Door to balcony overlooking Caswell Bay.

### Bedroom Two 8'07 x 13'08 (2.62m x 4.17m)

Sliding patio door onto balcony.

**TENURE:** Leasehold COUNCIL TAX: F EPC С **VIEWING: STRICTLY VIA VENDORS** AGENTS, DAWSONS TEL: 01792 367301

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale