



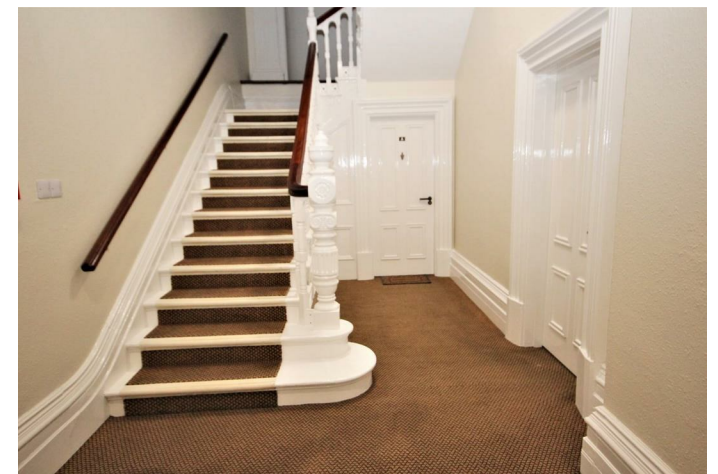
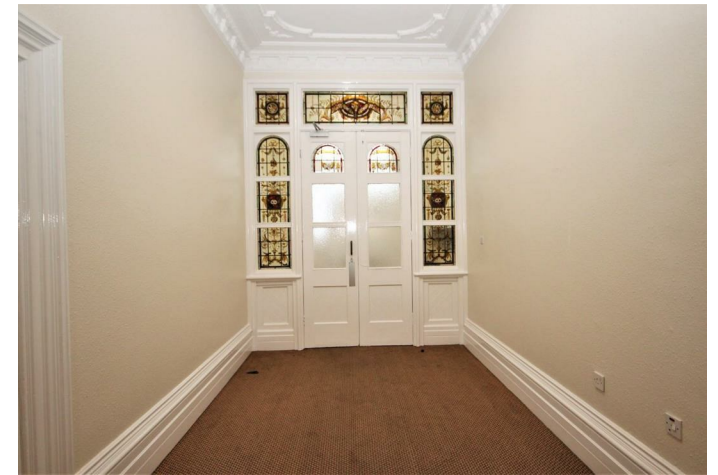
The Cliff, Seaton Carew, TS25 1AP
2 Bed - Apartment
Offers In The Region Of £79,950

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The Cliff

Seaton Carew, TS25 1AP

**** RECENTLY MODERNISED TO A HIGH STANDARD - VIEWING IS ESSENTIAL **** A deceptively spacious two bedroom ground floor apartment which occupies a prime SEAFRONT POSITION in Seaton Carew. The apartment offers recently improved and upgraded accommodation which briefly comprises: communal entrance hall, private entrance hall, fabulous open plan lounge/dining room/kitchen, the living area enjoying a breathtaking sea view from its large bay window and the kitchen area being fitted with modern 'gloss' style units and including integrated appliances. From the hall are two double bedrooms and a modern bathroom/WC which has been fitted with a white suite and has a mains shower fitting over the bath. The apartment also has a cellar. Externally to the front of the property is a lawned garden and we understand that the apartment has use of a communal car park to the rear. Other features include gas central heating via a combination boiler and has uPVC double glazing.











GROUND FLOOR

COMMUNAL ENTRANCE

Via telecom entry system with access to all floors and some beautiful original features.

GROUND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Entrance door, door to cellar, walk-in storage cupboard with plumbing for automatic washing machine.

OPEN PLAN LOUNGE/DINER/KITCHEN

19'3 into bay x 18'9 into alcove (5.87m into bay x 5.72m into alcove)

Large bay window with fitted window seat which gives plenty of natural light and enjoys a pleasing view towards the sea, the kitchen area has been well fitted with 'graphite high gloss' style base, wall and drawer units with complementing working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in touch operated four ring ceramic hob with built-in stainless steel electric oven below, black 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge with freezer below, wall mounted remote controlled flicker flame electric fire in lounge area.

BEDROOM 1 (rear)

10'9 x 10'7 (3.28m x 3.23m)

BEDROOM 2 (rear)

12'7 x 6'7 approx measurement (3.84m x 2.01m approx measurement)

Wall mounted Vaillant gas combination boiler.

BATHROOM/WC

6'1 x 11'6 overall (1.85m x 3.51m overall)

Refitted with a three piece white suite comprising: curved panelled bath with mixer tap, chrome mains shower fitting over having an overhead 'dowser' style fitting and separate handheld fitting, fitted curved glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC.

LOWER GROUND CELLAR

AREA 1 (12'7 x 6'7) (3.84m x 2.01m) leading to: AREA 2 (11' x 10'7) (3.35m x 3.23m).

OUTSIDE

The open plan lawned front garden belongs to the apartment. We understand that the apartment has use of a communal rear area and a car parking space; a prospective buyer needs to apply for a parking permit.

NB 1

The property is of leasehold tenure, details will be given to a prospective buyer.

NB 2

A residents parking scheme is in operation.

Flat A, 11 The Cliff, Hartlepool

Approximate Gross Internal Area
1116 sq ft - 104 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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