



01947 601301



## HARLOW COTTAGE, SANDSEND

2 BED COTTAGE



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## PROPERTY FEATURES

- Period Cottage close to a Sandy Beach
- Open Plan Lounge/Diner with a Fireplace
- Galley Kitchen with Integrated Appliances
- 2 Double Bedrooms & Modern Bathroom
- Gas Central Heating Throughout
- Currently a Fully Furnished Holiday Let
- Popular Coastal Village with a Pub & Eateries

Type: COTTAGE  
Availability: FOR SALE  
Bedrooms: 2  
Bathrooms: 1  
Reception Rooms: 1  
Tenure: FREEHOLD

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HARLOW COTTAGE, SANDSEND- 2 bed Cottage -£375,000





Hope & Braim are delighted to present Harlow Cottage in Sandsend to the market. Tucked away off The Parade and just a few yards from the beach, this period cottage is the perfect coastal retreat. The property is at the end of a terrace, and you can see a glimpse of the sea from the Bay Window in the lounge. The accommodation is surprisingly spacious with well-proportioned rooms over the three floors, and it benefits from having period features and modern gas central heating throughout. Downstairs there is lounge/diner with a fireplace with enough room for a three-piece suite and a dining table that is set within the Bay Window at the front. At the back of the cottage is a galley kitchen with fitted cabinets and an integrated electric cooker and gas hob, plus a free-standing fridge, dishwasher, and washing machine. A staircase from the kitchen leads upstairs to the first floor where there is a double bedroom and the house bathroom that has a three-piece suite comprising a bath with a shower over, a wash hand basin, and a WC. On the top floor is the principal bedroom that has a vaulted ceiling with exposed beams and two dormer windows, one to the front and one to the rear. The bedroom is large enough to accommodate an en-suite, which we feel would make a great addition to this cottage. There is also a cellar below the lounge accessed via a hatch under the entrance porch, which was historically was the kitchen until the 1950's. Currently the cottage is a fully furnished holiday let and can be sold as such with bookings in place, making it an attractive buy-to-let investment.



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Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

711.26 ft<sup>2</sup>

**Reduced headroom**

34.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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