



01947 601301

## FLAT 2, FAIRFIELDS, SANDSEND

2 BED FLAT



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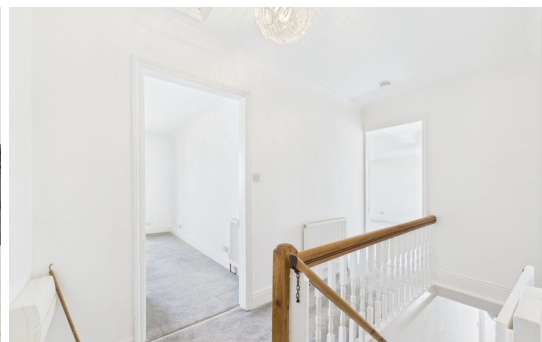
## PROPERTY FEATURES

- Substantial Apartment with Sea Views
- 2 Double Bedrooms & Modern Bathroom Suite
- Open Plan Living Room/Diner with Fireplace
- Separate Kitchen with Integrated Appliances
- Gas Central Heating & Double-Glazing
- Private Front Garden & Parking to the Rear
- Restriction that prevents Holiday Letting

Type: **FLAT**  
Availability: **FOR SALE**  
Bedrooms: **2**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **OFF ROAD PARKING**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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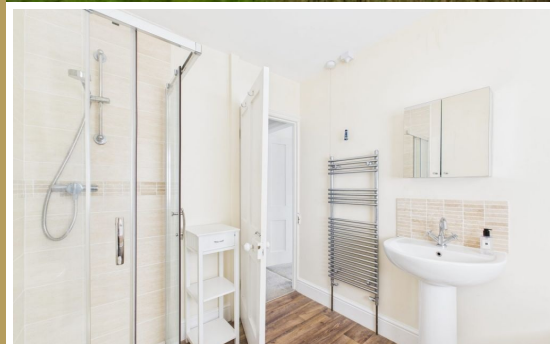
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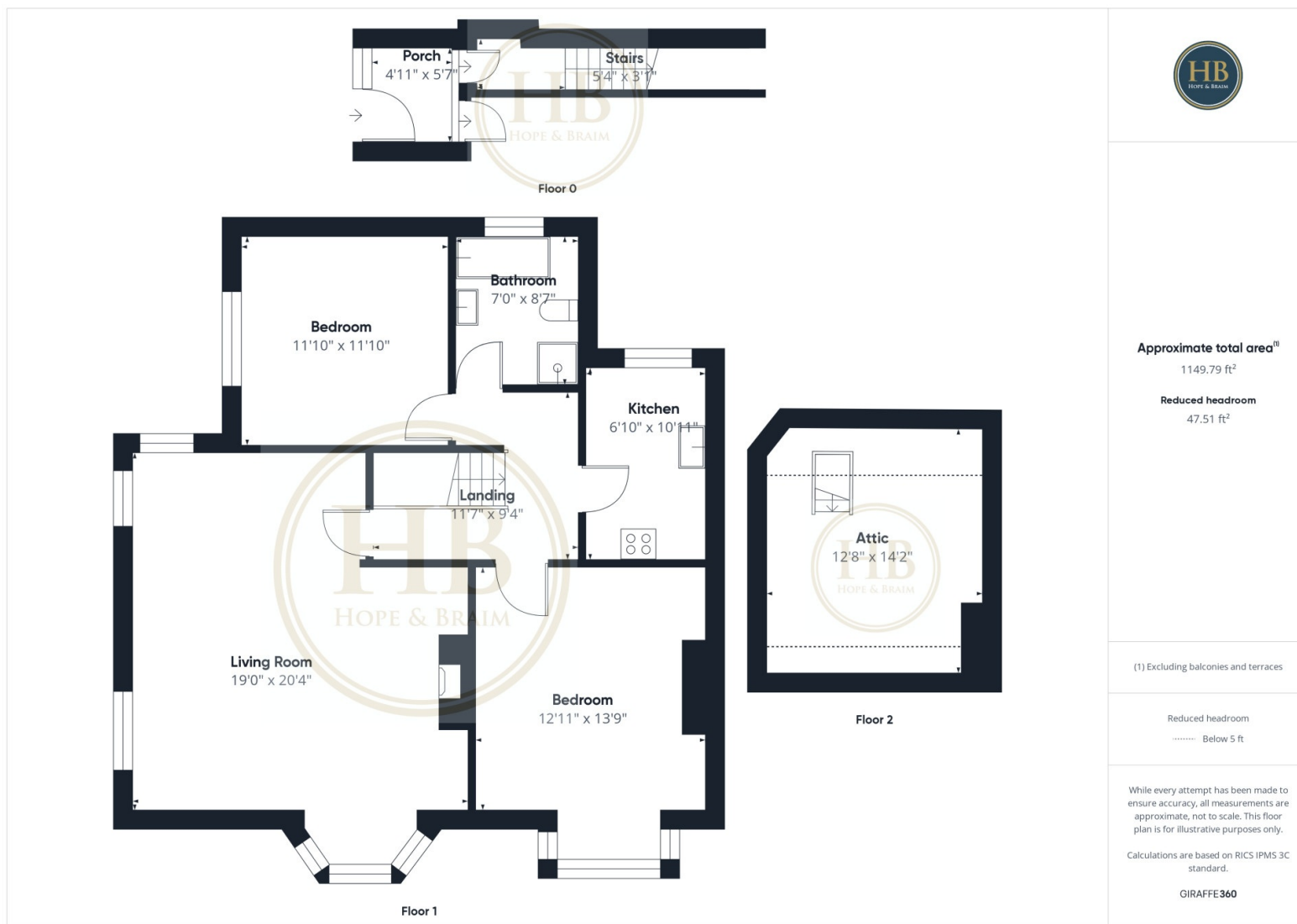
FLAT 2, FAIRFIELDS, SANDSEND- 2 bed Flat -£350,000



Hope & Braim are delighted to present Flat 2 at Fairfields in Sandsend to the market. This is a substantial first floor flat that enjoys sea views and has a private garden and parking in the popular coastal village of Sandsend. The building is a traditional red brick early 1900s semi that has been converted into two flats, one on the ground floor and one on the first floor, with both sharing an entrance hall to the side of the property. The flat has over 1,000 sq ft of accommodation, which is larger than most cottages in the village, and being on the first floor means that from the large Bay Windows on the front elevation there are views out to sea and across to Sandsend Knab. There is an open plan lounge/diner that has an attractive fireplace and windows on two sides that flood the room with natural light. Adjoining the reception room is a double bedroom that has another fireplace and Bay Window to the front, whilst to the rear is the second double bedroom. There is a kitchen with fitted cabinets and integrated appliances and a modern bathroom with a four-piece suite comprising a bath, shower, wash hand basin and WC. The flat has recently been refurbished with new carpets and freshly decorated and benefits from having gas central heating and double-glazing throughout. Outside there is a private garden to the front, whilst to the rear there is parking access via a rear access road behind East Row. There is a restriction on the freehold that prevents holiday letting, so this flat can be used as either a permanent residence or private holiday home.



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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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