



PH ESTATE AGENTS



46 Newcomen Terrace

, Redcar, TS10 1DB

£160,000



Imagine the possibilities with this RARE FIND! This brilliantly positioned property, with its open coastal views, is just seconds away from the beach. See the untapped potential in this property - it could easily be transformed into a profitable guesthouse, thanks to its close proximity to local amenities and Redcar Beach. The property is divided into three self-contained flats, each offering a unique living experience. The ground floor flat features a charming one bedroom layout, while the middle and top floor flats offer spacious two bedroom layouts, perfect for families or groups.



FLAT 1

Located on the ground floor and has one bedroom, one bathroom, an open-concept reception room and kitchen. The bathroom features a three-piece suite including a toilet, hand basin and bath. The reception room, flooded with natural light from a large front-facing window, showcases open coastal views. Imagine curling up by the warm glow of the fireplace on a chilly evening, taking in the calming sounds of the sea breeze. There is a rear kitchen, though compact, has space for a refrigerator, oven, and ample counter space. While the flat does show signs of age, it presents an exciting opportunity for a creative renovation. Electric storage heaters and a supplemental fireplace provide warmth, and the property boasts an EPC rating of D, indicating average energy efficiency.

FLAT 2

Situated on the first floor, mirrors the layout of Flat 1 but with the added bonus of a second bedroom. This front-facing room offers the same breathtaking coastal views as the reception room, making it an ideal space for a guest room. The rest of the flat follows a similar design, with a bathroom featuring a shower over bath, basin, and toilet, and a reception room filled with natural light and kitchen to the rear. Heating is provided via storage heaters, and the flat boasts a slightly better EPC rating of C, indicating above-average energy efficiency.

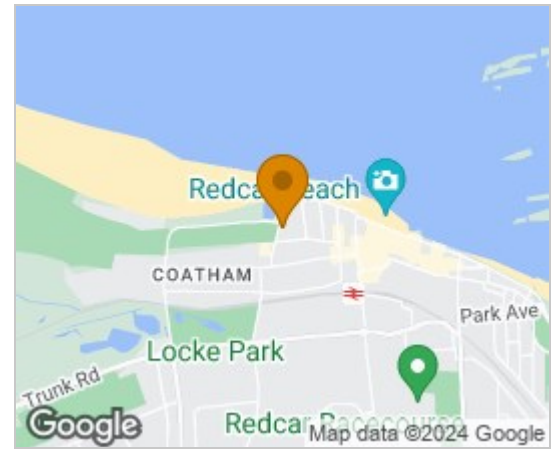
FLAT 3

Occupying the top floor, offers the most spacious layout with two bedrooms and a generous reception room with amazing views and ideal for entertaining. This flat benefits from central heating, providing a consistent and comfortable living environment. The bedrooms are both bright and airy, with large windows flooding them with natural light.

EXTERNAL

The property benefits from off-street parking, which is located to the rear of the property and can be accessed by a communal external door, providing added convenience.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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