









This beautifully presented three bedroom "Gordon Durham" built mid link home boasting a wonderful open plan living arrangement to the ground floor, offers a fresh contemporary living space ideal for those families who wish to live within this sought after avenue sitting a stones throw away from the Seaburn seafront.

Comprising entrance porch, reception hall with ground floor WC, lounge, open plan dining kitchen with island and French doors leading out into rear gardens, three well proportioned bedrooms at first floor level and a bathroom.

The property externally has gardens to the front and rear together with a garage to the rear of the property and a right of way through the grounds of Cliffe Court onto the sea front with its superb coastal amenities including restaurants, shops and bars, together with award winning blue flag beaches.

In all, this is a beautiful home which can only be fully appreciated on internal inspection.

MAIN ROOMS AND DIMENSIONS

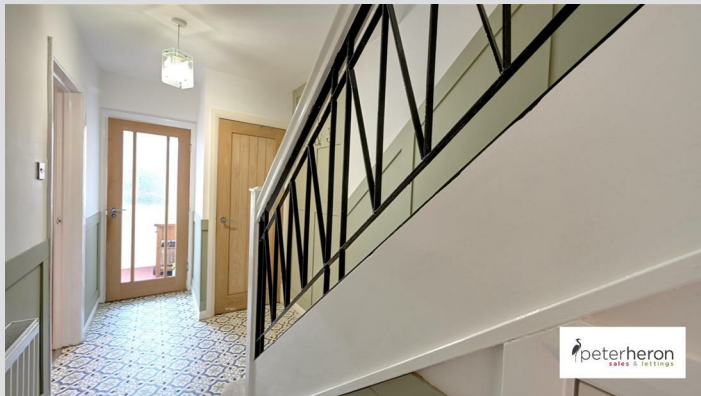
Ground Floor

UPVC double glazed feature door to

Entrance Porch

Tiled floor, glazed oak veneer doors to

Reception Hall



Decorative vinyl flooring, understairs storage cupboard, single radiator, panelled walls.

Ground Floor WC

Low level WC with wall mounted washbasin - white suite with wall tiles, window to front, decorative vinyl flooring.

Lounge 12'7" x 14'4"



Solid maple flooring, feature fireplace with electric flame effect insert, UPVC double glazed window to front, double radiator, double part glazed oak veneer doors to open plan dining room and kitchen.

Open Plan Dining Room 13'6" x 9'8"



UPVC double glazed French doors leading out onto raised timber decked seating area, solid maple flooring, double radiator, open plan arrangement with kitchen.

Kitchen 13'6" x 9'3"



Beautifully crafted with a range of base and eye level units including glass fronted display cabinet, Silestone countertops and upstands, Belfast sink with Silestone drainer, pedestal mixer tap, feature island with five burner gas hob, breakfast bar seating area, overhead lighting, integrated appliances also include a fan assisted electric double oven and grill, fridge freezer, automatic washing machine, cushioned vinyl flooring. UPVC double glazed window to rear, LED downlights to ceiling.

First Floor Landing

Access point to partially boarded loft, built in cupboard with wall mounted gas combination boiler serving hot water and radiators together with additional shelving, panelled walls.

Bedroom 1 (front) 14'6" x 10'11"



Maximum dimensions to the front of built in wardrobes and overhead cupboards, panelled walls, UPVC double glazed window to front, single radiator, LED downlights.

Bedroom 2 (rear) 10'10" x 11'8"



Single radiator, UPVC double glazed windows with distant Lighthouse and sea views, built in wardrobes and overhead cupboards, LED downlights to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 11'0" x 7'7"



UPVC double glazed window to front, single radiator, bulk head cupboard with fitted shelving and hanging rails.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead rainforest shower and handheld riser, folding glass screen - white suite with wall panelling, tiled floor, UPVC double glazed window to rear, large contemporary style vertical column radiator.

Outside



Attractive artificial lawned gardens to the front access via pedestrian gate, block paved pathway. Enclosed landscaped gardens to the rear with a raised timber decked seating area featuring toughen glass and chrome balustrading with steps down to a artificial lawned area with a raised planters. External cold water supply, single gate providing access to garage at the rear with electric remote control insulated shutter door, lights and sockets. Also providing access to a covered walkway through to the sea front and award winning Blue Flag beaches.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 937 years from 1/03/1966 and the Ground Rent is £58 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

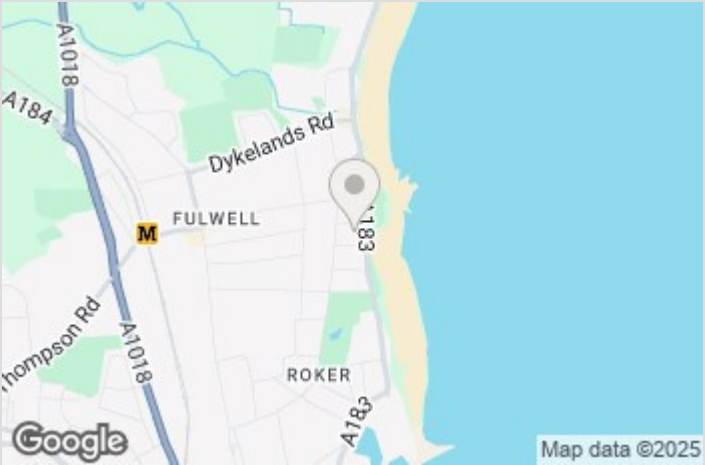
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MAIN ROOMS AND DIMENSIONS

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		
	69	82
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		
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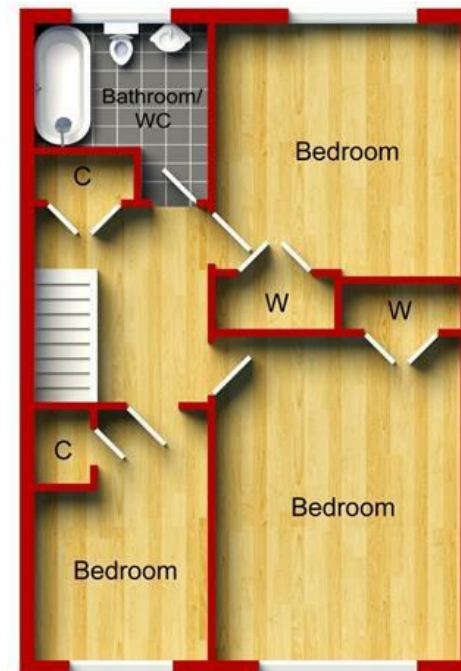


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Ground Floor
Approximate Floor Area
(53.36 sq.m)



First Floor
Approximate Floor Area
(49.59 sq.m)

12 Westcliffe Road