



8 Highcliffe Court, Langland, Swansea, SA3 4TQ

Offers Over £350,000

An opportunity to acquire this two double bedroom third floor apartment, boasting panoramic sea views across Langland bay and beyond, in the highly sought-after location of Langland.

The accommodation comprises; a reception hall, lounge, kitchen, bathroom, cloakroom and two double bedrooms.

There is a dedicated storage area located in the communal store. Viewing is highly recommended. NO CHAIN. EER-C70

Entrance

Via hardwood door into the hall.

Hall

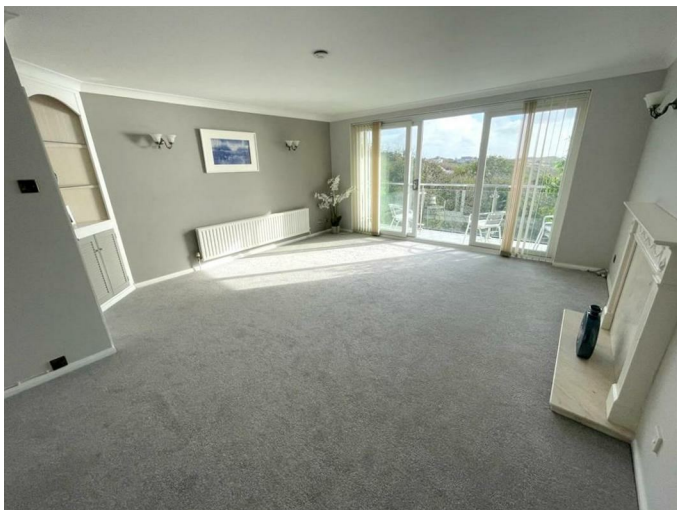
With a frosted glazed hardwood door into the lounge.
Radiator.

Lounge 18'0" x 15'10" (5.492 x 4.838)



With a door to the inner hall. Double glazed sliding patio door to the rear balcony boasting panoramic sea views of Langland Bay. Radiator.

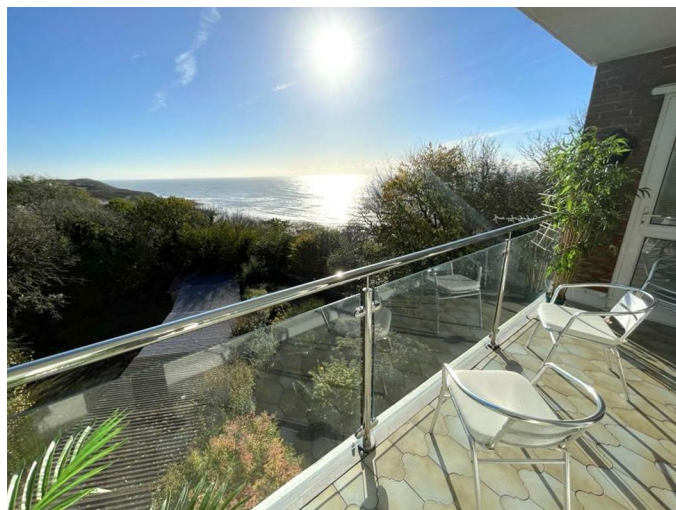
Lounge



Lounge



Balcony



Balcony



Balcony



Balcony



Inner Hall

You have doors to built in storage. Door to the bathroom. Door to the cloakroom. Door to the kitchen. Doors to the two double bedrooms. Radiator.

Kitchen 11'11" x 10'10" (3.655 x 3.326)



With a double glazed PVC door to the front balcony area. Two double glazed windows to the front. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring Bosch induction hob with extractor hood over. Oven & grill under. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Breakfast bar. Radiator.

Kitchen



Kitchen



Bathroom 8'6" x 6'6" (2.601 x 1.987)



With a double glazed window to the side. Well appointed suite comprising; bathtub with shower over. Wash hand basin. Tiled floor. Tiled walls. Heated towel rail.

Bathroom



Bathroom



W/C 4'9" x 2'8" (1.464 x 0.830)



With a double glazed window to the side. Low level w/c. Tiled floor. Tiled walls.

Bedroom One 13'1" x 13'11" (3.998 x 4.260)



With a double glazed window to the rear boasting panoramic sea views of Langland Bay. Radiator. Door to the balcony.

Bedroom One



View



View



Bedroom Two 11'8" x 14'0" (3.575 x 4.271)



With a double glazed window to the front. Radiator. Doors to built in wardrobes. Wash hand basin.

Bedroom Two



View



View



View



Another Aspect



Storage Area In Basement 12'0" x 4'7" (3.666 x 1.408)

In the basement all apartments have their own private storage area.

Council Tax Band

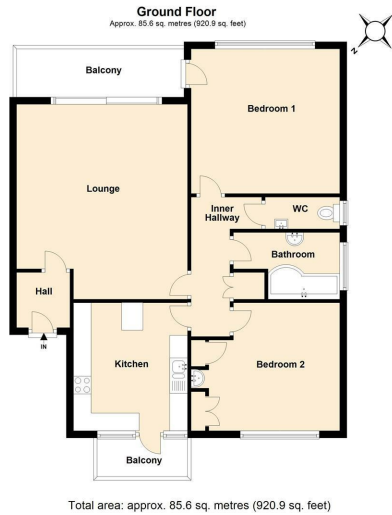
Council Tax Band: F

Annual Price: £2,575 (min)

Tenure

Leasehold.

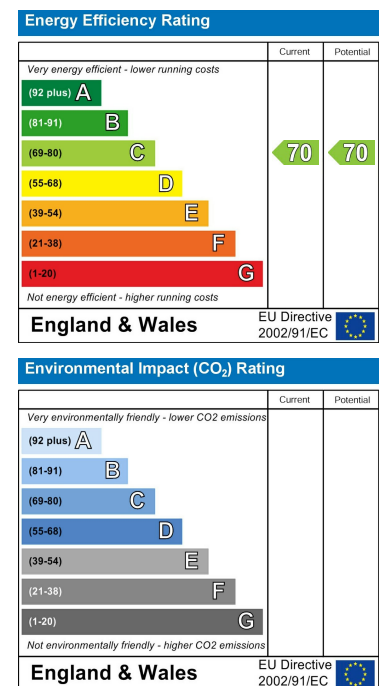
Floor Plan



Area Map



Energy Efficiency Graph



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