



#### PUBLIC NOTICE

Flat 1 33 The Cliff Hartlepool TS25 1AU

We are acting in the sale of the above property and have received an offer of £47,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agents before exchange of contracts take place.

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A rarely available one bedroom first floor apartment occupying a prime position on Seaton Carew's seafront. The apartment would make an ideal purchase for a buy to let investor, those seeking a low maintenance seafront home or possible holiday let with accommodation that briefly comprises: communal entrance with stairs to the apartment, generous lounge with stunning sea views, small compact kitchen, good size bedroom and spacious ensuite bathroom. Located in a block of three, with a long lease and undoubted potential. An internal viewing comes highly recommended. The Cliff is ideally situated for local amenities, bars and restaurants, with easy access to transport links. Contact the office to arrange a viewing. EPC Rating: C

**The Cliff, Hartlepool, TS25 1AU**

**1 Bed - Apartment**

**£55,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**



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FRIENDS**  
ESTATE AGENTS

# The Cliff, Hartlepool, TS25 1AU



## FIRST FLOOR APARTMENT

### COMMUNAL ENTRANCE

Access via secure entrance door, access to all apartments.

### ENTRANCE TO APARTMENT

Via secure entrance door which leads directly into the kitchen.

### LOUNGE

**14'7 x 13'3 (4.45m x 4.04m)**

A good size lounge with four uPVC double glazed windows, superb views of the beach/seafront, picture rail, coving, ceiling rose, fire surround and convector radiator.

### KITCHEN

**13'6 x 6'7 (4.11m x 2.01m)**

Fitted with a range of units to base and wall level, wooden worktops and splashback, ceramic sink with dual taps, recess for cooker, part tiled splashback, recess for washing machine, boiler, uPVC double glazed window with superb beach/seafront view, door into the lounge.

### BEDROOM

**13'3 x 12'7 (4.04m x 3.84m)**

A spacious bedroom with uPVC double glazed window to the rear aspect, uPVC double glazed door to the fire escape, coving, convector radiator.

### EN-SUITE BATHROOM/WC

**9'2 x 7'11 (2.79m x 2.41m)**

Fitted with a four piece suite and chrome fittings comprising: panelled bath with mixer tap, corner shower cubicle, pedestal wash hand basin with central mixer tap, low level WC, tiled walls and flooring, two uPVC double glazed windows, inset spotlights, chrome heated towel radiator.

### EXTERNALLY

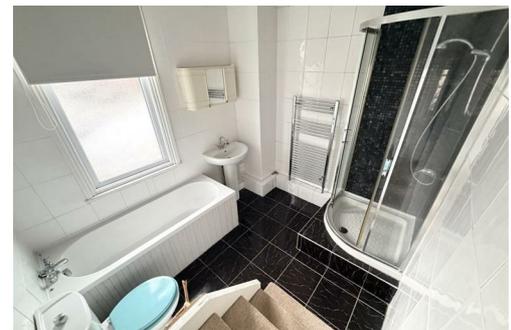
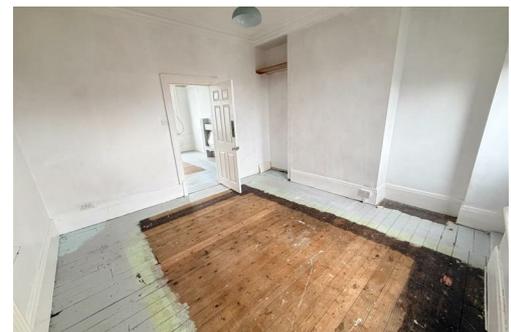
Permit parking to the front.

### NB 1

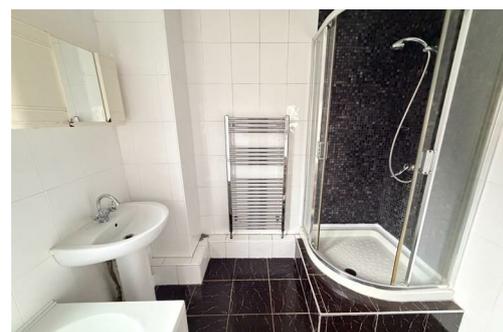
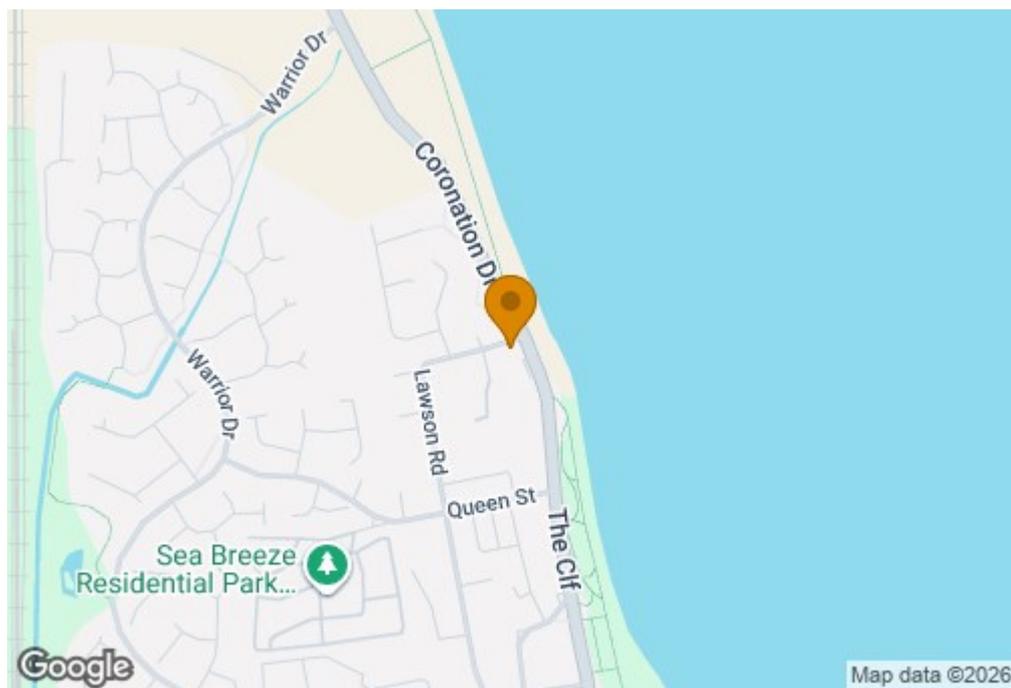
All services/appliances have not and will not be tested.

### NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

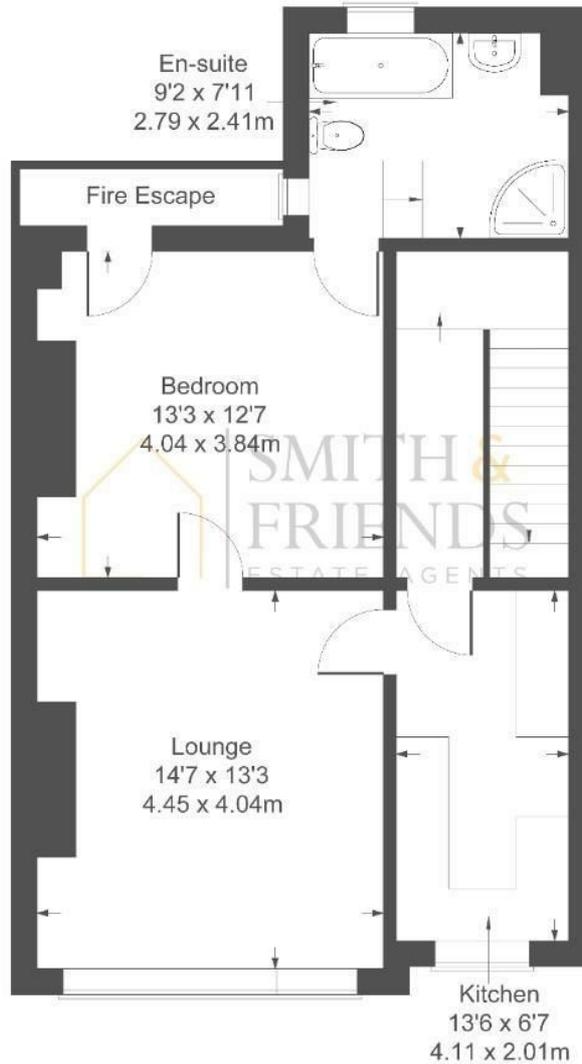


# The Cliff, Hartlepool, TS25 1AU



# The Cliff

Approximate Gross Internal Area  
638 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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