



\*\*\* NO CHAIN INVOLVED \*\*\* A beautiful and rarely available two bedroom GROUND FLOOR APARTMENT situated in a pleasant position in the popular and well regarded Four Winds Court development. The home would make an ideal purchase for those looking to downsize but not compromise on space, whilst having the convenience of everything on one level. Further benefits include gas central heating and double glazing. The internal layout comprises: inviting entrance hall with double doors opening to the open plan lounge and dining room, the lounge area including a feature fire surround and patio doors to a pleasant patio area overlooking communal gardens. The dining area leads into the kitchen which is fitted with modern units to base and wall level and includes a built-in oven, hob and extractor, with tumble dryer and washing machine. The hall also provides access to both bedrooms, the master bedroom benefitting from a useful en-suite shower room, bedroom two is served by the bathroom which incorporates a three piece suite and chrome fittings. The apartments on Four Winds Court are nestled within the prestigious West Park area of Hartlepool close to Ward Jackson Park, with the benefit of gated security. An ideal purchase for those looking to downsize to a quiet and conveniently located area close to amenities and transport links. The apartment comes with it's own garage, parking and full use of the attractively and well maintained communal gardens. An internal viewing truly is essential to appreciate the combined space, quality of accommodation and location on offer.

**Four Winds Court, Hartlepool, TS26 0LP**

**2 Bed - Apartment**

**Chain Free £200,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Leasehold**



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ESTATE AGENTS

# Four Winds Court, Hartlepool, TS26 0LP



## ENTRANCE HALLWAY

Accessed via glazed entrance door, cloaks cupboard, additional storage cupboard, radiator.

## LOUNGE/DINING AREA

**18'8 x 16'6 (5.69m x 5.03m)**

A generous open plan lounge/dining room enjoying a good degree of natural light with uPVC double glazed sliding patio door opening onto the rear gardens and double glazed window to rear, two radiators, access to the kitchen.

## KITCHEN

**15' x 7'8 (4.57m x 2.34m)**

Fitted with a modern range of cream units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in fan assisted oven, with electric hob and extractor over, tiled splashback, plumbing for washing machine, built-in tumble dryer and space for a fridge/freezer, double glazed window, radiator.

## BEDROOM 1

**11'5 x 11'10 (3.48m x 3.61m)**

A good sized master bedroom with glazed double sliding patio doors, radiator.

## EN SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: shower cubicle, pedestal wash hand basin and low level WC; tiled splashback, double glazed window, radiator.

## BEDROOM 2

**8'3 x 7'8 (2.51m x 2.34m)**

Built-in double wardrobe, double glazed window, radiator.

## BATHROOM/WC

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiled splashback, extractor fan, radiator.

## EXTERNALLY

Pleasant patio area to the rear of the property with access from the lounge. Residents enjoy full use of the well cared for and established communal gardens within this popular gated development.

## GARAGE

Up and over access door.

## LOCATION

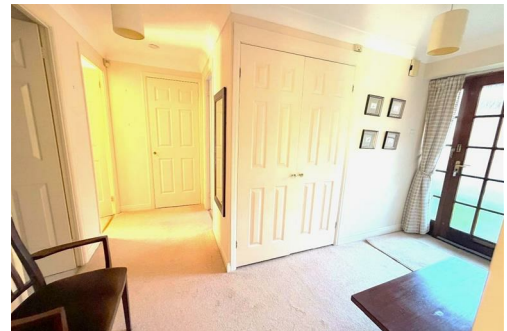
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## NB 1

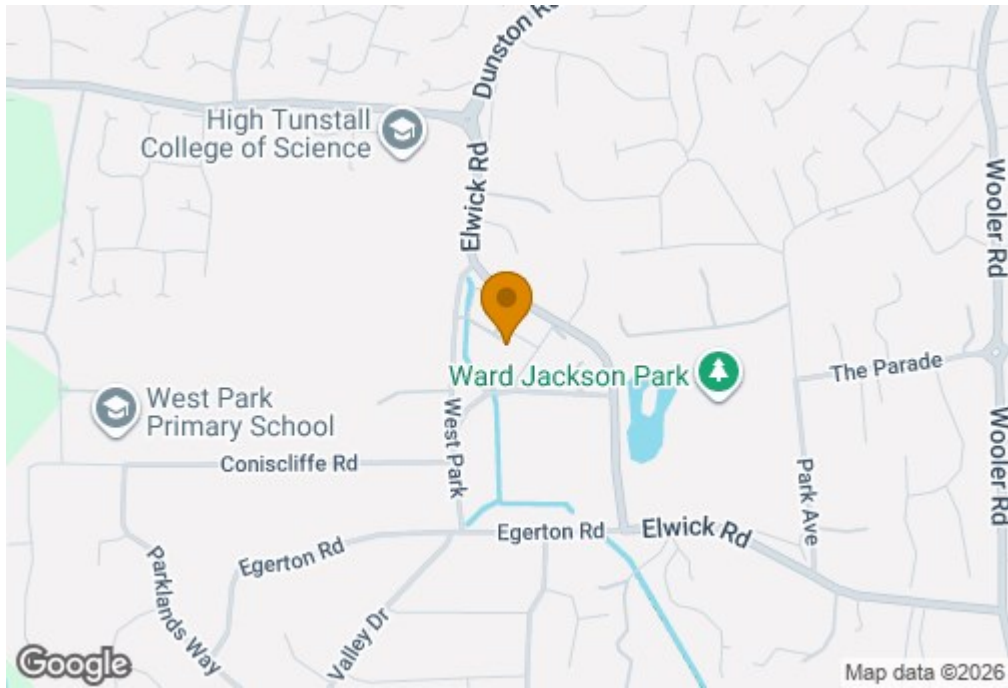
The property is of leasehold tenure (with, we understand, each property having an equal share of the freehold company) and has a yearly maintenance charge.

## 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.

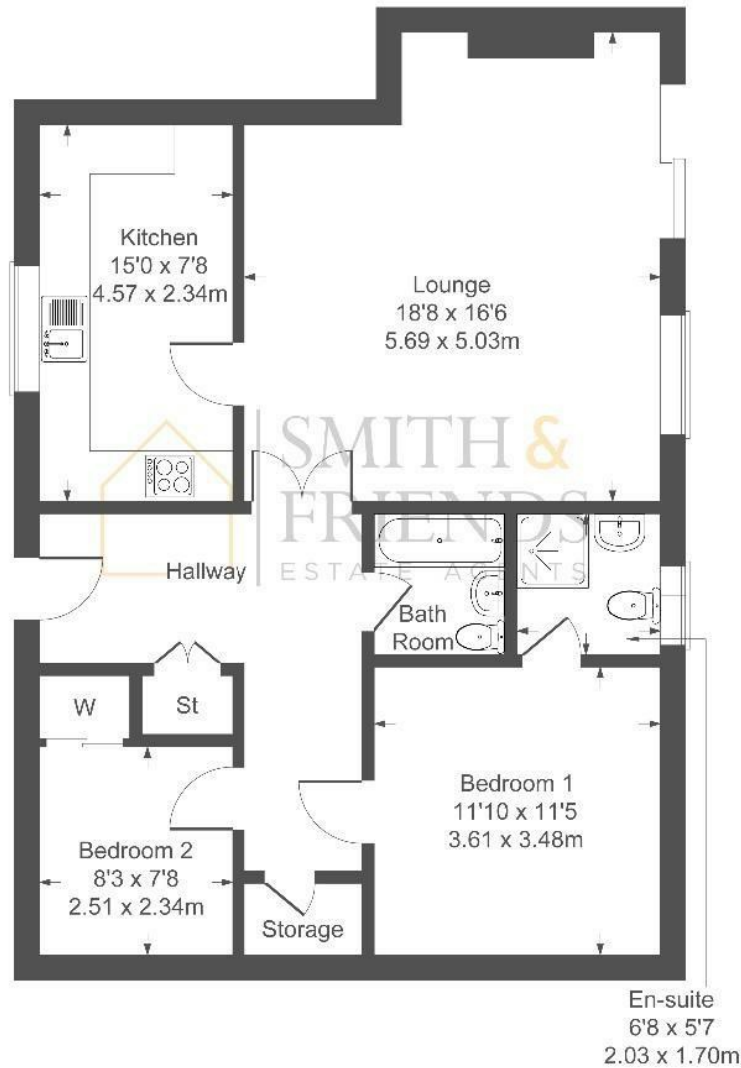


# Four Winds Court, Hartlepool, TS26 0LP



# Four Winds

Approximate Gross Internal Area  
852 sq ft - 79 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>	72	76
(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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