



2 Sea View, Bransty - CA28 6BA

£188,000 Freehold

A rare opportunity to secure a beautifully maintained home offering genuine space, style and an unbeatable location. Set within easy walking distance of the town centre, the harbour and sought-after l...







- Stunning Elevated Position
- Walking Distance to Local Schools and Town Centre
- Low Maintenance Garden
- EPC Rating D
- Large Bedrooms and Reception Rooms
- Parking to the Front of the Property
- Sea View, Bransty
- Multiple Bath and Shower Rooms



Sea View, Bransty, Whitehaven, CA28

Approximate Area = 1881 sq ft / 174.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Grisdales. REF: 1384992.

You can include any text here. The text can be modified upon generating your brochure.

ENTRANCE

Entrance is via steps leading to composite black door, into:

HALLWAY

Radiator. Doors leading to:

LIVING ROOM ONE

Dimensions: 4.29 x 3.99 (14'0" x 13'1"). Front aspect double glazed window, radiator, gas fire set within decorative surround.

LIVING ROOM TWO

Dimensions: 3.93 x 3.45 (12'10" x 11'3"). Rear aspect double glazed window, radiator, original black marble fireplace.

DINING ROOM

Dimensions: 3.86 x 2.83 (12'7" x 9'3"). Side aspect double glazed window, radiator, door leading to downstairs WC (Macerator).

KITCHEN

Dimensions: 3.56 x 3.13 (11'8" x 10'3"). Fitted with a range of wooden wall and base units with complimentary work surfaces, inset sink and drainer unit, plumbing for washing machine, dual aspect double glazed windows, multicoloured decorative wall tiling. UPVC part glazed door leading to the garden.

BEDROOM ONE

Dimensions: 4.79 x 3.43 (15'8" x 11'3"). Double in size. Front aspect double glazed window, radiator, built in wooden wardrobes. Doorway leading to:

ENSUITE

Three-piece suite comprising of bath, WC and wash basin. Front aspect, double glazed window, white wall tiling.

BEDROOM TWO

Dimensions: 3.84 x 3.52 (12'7" x 11'6"). Double in size. Rear aspect double glazed window, radiator.

BEDROOM THREE

Dimensions: 3.36 x 2.55 (11'0" x 8'4"). Single in size. Side aspect double glazed window, radiator, with door leading to internal corridor with side aspect double glazed window and radiator. Door leading to:

SHOWER ROOM

Shower room with single walk-in shower.

WC

Moving along the landing to a separate WC room.

BATHROOM

Three-piece suite comprising of bath, WC and wash basin. Side aspect double glazed window, radiator.

FRONT EXTERNAL

Low maintenance paved area alongside parking in front of the property gate.

REAR EXTERNAL

Yard area with steps leading up to patio seating area.

DIRECTIONS

W3W///clip.rises.hotel

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B.

VIEWINGS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects



