



Durham Hotel The Front, Hartlepool TS25 1DA

welcome to

Durham Hotel The Front, Hartlepool

Welcome to The Durham Hotel, a prime seaside property ideally situated at 38/39 The Front, Seaton Carew. This substantial building boasts eighteen well appointed bedrooms, including both doubles and singles, providing flexible accommodation for guests, residents or redevelopment opportunities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Vestibule

Entered via wooden glazed door, coved cornicing, dado rail, open into entrance hallway.

Entrance Hallway

Stairs to first floor, 2 radiators.

Rear Lobby

Leads to downstairs WC.

Downstairs W C

Low level low flush WC, wash hand basin.

Lounge

UPVC double glazed bay window to front, radiator, coved cornicing, duel fuel log burner with feature fire surround and hearth, door leading to hallway.

Side Hallway

Has a entrance vestibule, wooden door which is a fire exit, further stairs to the first floor, UPVC double glazed window to side, 2 radiators, stairs that lead down to basement, door leading through to kitchen and back to dining room.

Reception Room / Annex

UPVC double glazed window to front, radiator, TV point, coved cornicing, wall lights, double doors that lead through to a bedroom.

Annex Bedroom 1

UPVC double glazed window to rear, radiator, 5 door built in sliding wardrobes, door that leads through to an en suite bathroom.

Dining Room

UPVC double glazed window to rear, coved cornicing.

Kitchen

UPVC double glazed window to side and rear, radiator, vinyl flooring, good range of white wall and base units with complementary working surfaces, tiled splashback, space for freestanding Range style cooker, double oven, 8 ring gas hob with stainless steel splashback and chimney style extractor over, space for free standing fridge freezer, plumbing and recess for washing machine, stainless steel double sink/drainer, tiled walls, composite double glazed door to rear yard.

Annex Bedroom 2

Accessed via the half landing, UPVC double glazed window to rear, radiator, door leading to en suite.

En Suite

UPVC double glazed window to side, vinyl flooring, radiator, low level low flush WC, wash hand basin, shower cubicle with tiled surround and electric shower over.

Full Landing

Radiator.





Bedroom 1

UPVC double glazed window to rear, radiator.

Bedroom 2

UPVC double glazed window to rear, radiator, door leading to en suite shower room.

En Suite Shower Room

UPVC double glazed window to rear, low level low flush WC, part tiled walls, shower cubicle, radiator, chrome heated towel rail, wash hand basin.

Bedroom 3

UPVC double glazed bay window to front, radiator, coved cornicing, door leading to en suite shower room.

En Suite Shower Room

Corner shower cubicle with tiled surround and handheld shower attachment, low level low flush WC, wash hand basin.

Shower Room

Tiled flooring, radiator, built in storage, shower with handheld shower attachment, wash hand basin, low level low flush WC, part tiled walls, extractor fan.

Bedroom 4

UPVC double glazed bay window to front, radiator, coved cornicing, wash hand basin with bathroom wall boarded splashback.

Bedroom 5

UPVC double glazed window to side, radiator, coved cornicing, door leading to inner landing.

Inner Landing

Stairs to top floor, door leading to bedroom 5A.

Bedroom 5A

UPVC double glazed window to rear, radiator, coved cornicing, wash hand basin with bathroom wall boarded splashback.

Bedroom 6

UPVC double glazed window to side, radiator.

Bedroom 7

UPVC double glazed window to side, radiator, wash hand basin with tiled splashback.

Bedroom 9

Wooden double glazed window to rear, radiator, wash hand basin with bathroom wall boarded splashback.

Bedroom 10

UPVC double glazed window to front, radiator, wash hand basin with bathroom wall boarded splashback.

Shower Room

Shower cubicle with electric shower, radiator, vinyl flooring, wash hand basin with tiled splashback, low level low flush WC.

Bedroom 11

UPVC double glazed window to front, radiator, wash hand basin with tiled splashback.

Bedroom 12

UPVC double glazed window to front, radiator, coved cornicing, wash hand basin with bathroom wall boarded splashback.

Bedroom 13

UPVC double glazed window to front, radiator, wash hand basin with bathroom wall boarded splashback.

Shower Room

Low level low flush WC, radiator, shower cubicle with electric shower, wash hand basin with tiled splashback, clad ceiling.

Bedroom 14

UPVC double glazed window to side, radiator, wash hand basin with bathroom wall boarded splashback.

Bedroom 15

Wooden double glazed window to rear, coved cornicing, radiator, wash hand basin with bathroom wall boarded splashback, door leading to en suite.

En Suite

Low level low flush WC, shower cubicle with electric shower.

Bedroom 8

UPVC double glazed window to rear, radiator.

Externally

Front

Wall enclosed, 2 lawned areas, walkway that leads to front door, views to the sea from the front of the property, step up with access that leads to the front entrance, fire exit entrance, wrought iron gate.

Rear Courtyard



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Durham Hotel The Front, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- STUNNING SEA VIEWS
- 18 BEDROOMS

Tenure: Freehold EPC Rating: B
Council Tax Band: Deleted

guide price

£380,000



Total floor area 457.8 m² (4,928 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
HAR119637 - 0003

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01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk