



# GRISDALES

PROPERTY SERVICES



## 2 Sea View, Whitehaven, CA28 6BA

**£188,000**

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 local schools, this impressive 3-bedroom property delivers the full package.

From the moment you step inside, the sense of scale is striking. High ceilings, elegant proportions and split landing create a bright, airy atmosphere throughout. The living accommodation is exceptional, offering two large reception rooms — perfect for families, entertaining or versatile modern living. Upstairs, the layout is designed for convenience and comfort, boasting three well-appointed split bath/shower rooms, ensuring privacy and practicality for busy households. A downstairs WC adds further everyday ease.

Outside, the low-maintenance rear garden provides a private, easy-care outdoor space ideal for relaxing or hosting with minimal upkeep. Private parking to the front completes the package. Homes of this calibre, within walking distance of the harbour and town, seldom come to market — early viewing is strongly recommended.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## ENTRANCE

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

## HALLWAY

Radiator. Doors leading to:

## LIVING ROOM ONE

14'0" x 13'1" (4.29 x 3.99)



Front aspect double glazed window, radiator, gas fire set within decorative surround.

## LIVING ROOM TWO

12'10" x 11'3" (3.93 x 3.45)



Rear aspect double glazed window, radiator, original black marble fireplace.

## DINING ROOM

12'7" x 9'3" (3.86 x 2.83)



Side aspect double glazed window, radiator, door leading to downstairs WC (Macerator).

## KITCHEN

11'8" x 10'3" (3.56 x 3.13)



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

15'8" x 11'3" (4.79 x 3.43)



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

12'7" x 11'6" (3.84 x 3.52)



Double in size. Rear aspect double glazed window, radiator.

### BEDROOM THREE

11'0" x 8'4" (3.36 x 2.55)



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.

## ATTIC ROOM

19'11" x 17'7" (6.08 x 5.36)



Velux window, radiator, built-in storage cupboards.

## 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 Grisdals, 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.

### **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

### **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Sea View, Bransty, Whitehaven, CA28

Approximate Area = 1881 sq ft / 174.7 sq m

For identification only - Not to scale

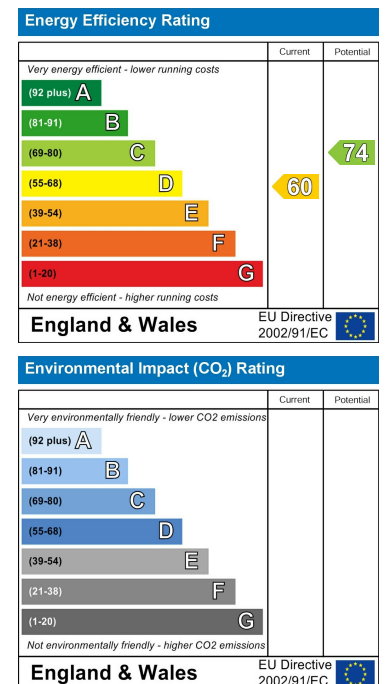


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2024. Produced for Grisdales. REF: 1384992.

## Area Map



## Energy Efficiency Graph



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