



Brommarsh Court, Roker Marina, Sunderland, SR6

HUNTERS[®]

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SALES / AUCTIONS / LETTINGS / MANAGEMENT

Bromarsh Court, Roker Marina, Sunderland, SR6

Offers In The Region Of £175,000

* 2 BEDROOM * FIRST FLOOR FLAT * ROKER MARINA * LEASEHOLD * PARKING * COMMUNAL GARDEN * COUNCIL TAX BAND C *

This well-presented two-bedroom first-floor flat is offered for sale in a sought-after area of Sunderland, enjoying attractive views over Sunderland Marina and convenient access to the seafront.

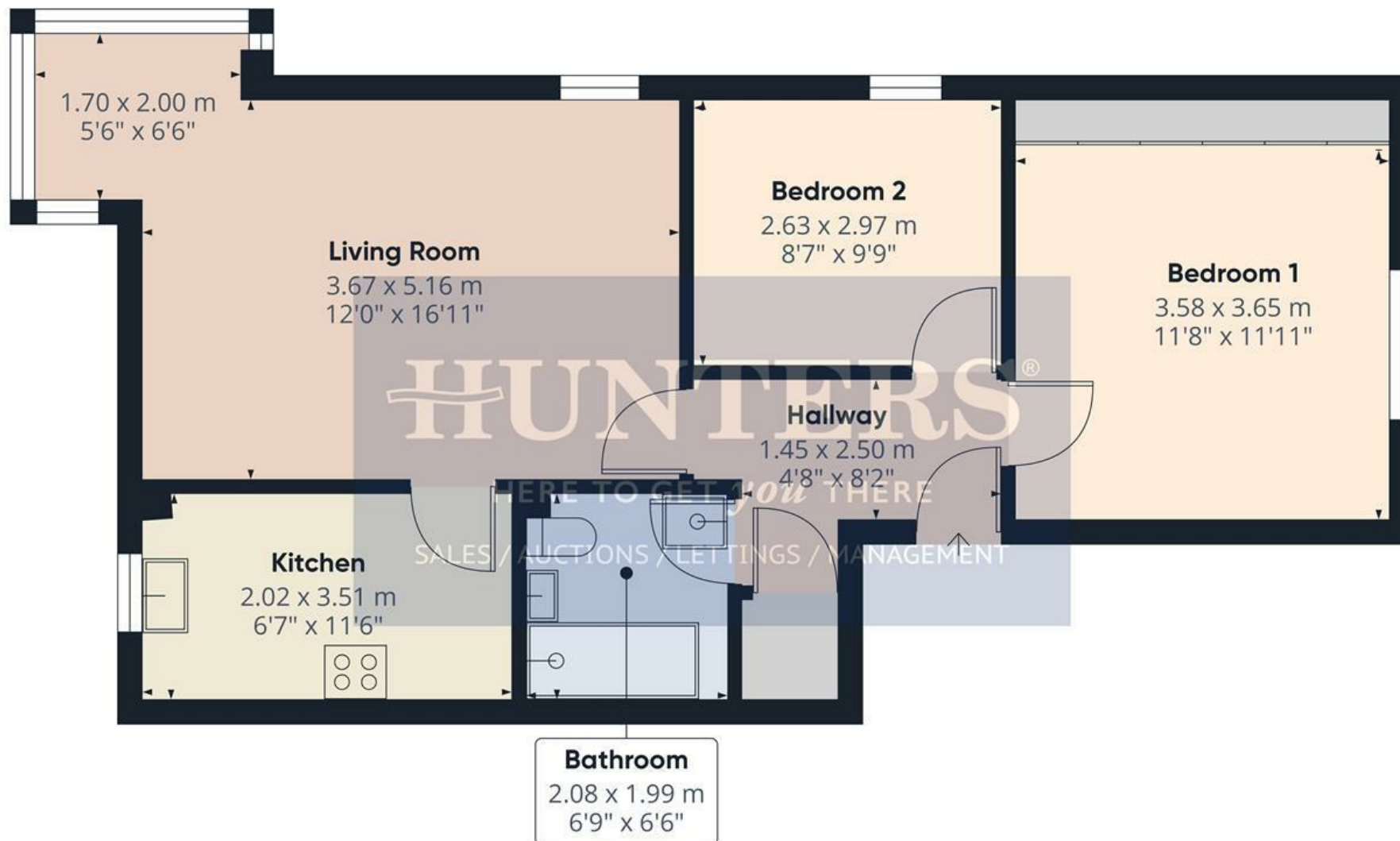
The accommodation comprises a spacious living room with dual-aspect windows and a dedicated seating area, making the most of the impressive marina views. The modern kitchen is well designed, offering ample worktop space and storage. There are two bedrooms, including a generous double bedroom with mirrored fitted wardrobes and views across Roker Marina, together with a second double bedroom. The recently fitted bathroom features a walk-in shower, contemporary vanity unit, built-in storage and a heated towel rail. The property is well presented throughout.

Externally, the flat benefits from an allocated parking space as well as access to a communal rear garden.

Ideally positioned for coastal living, the property is within walking distance of Roker Beach, Sunderland Marina and the seafront, where a range of cafés, restaurants and scenic coastal walks can be enjoyed. Roker Park is also close by, providing attractive green space and recreational facilities.

A variety of local amenities are available nearby, including supermarkets, independent shops, cafés and well-regarded schools, making this an excellent opportunity for a range of buyers seeking a well-located home close to the coast.

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Approximate total area⁽¹⁾

60.7 m²

653 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Hallway

4'9" x 8'2"

Kitchen

6'7" x 11'6"

Living Room

12'0" x 16'11"

Living Room

Living Room

Bedroom 1

11'8" x 11'11"

Bedroom 2

8'7" x 9'8"

Bathroom

6'9" x 6'6"

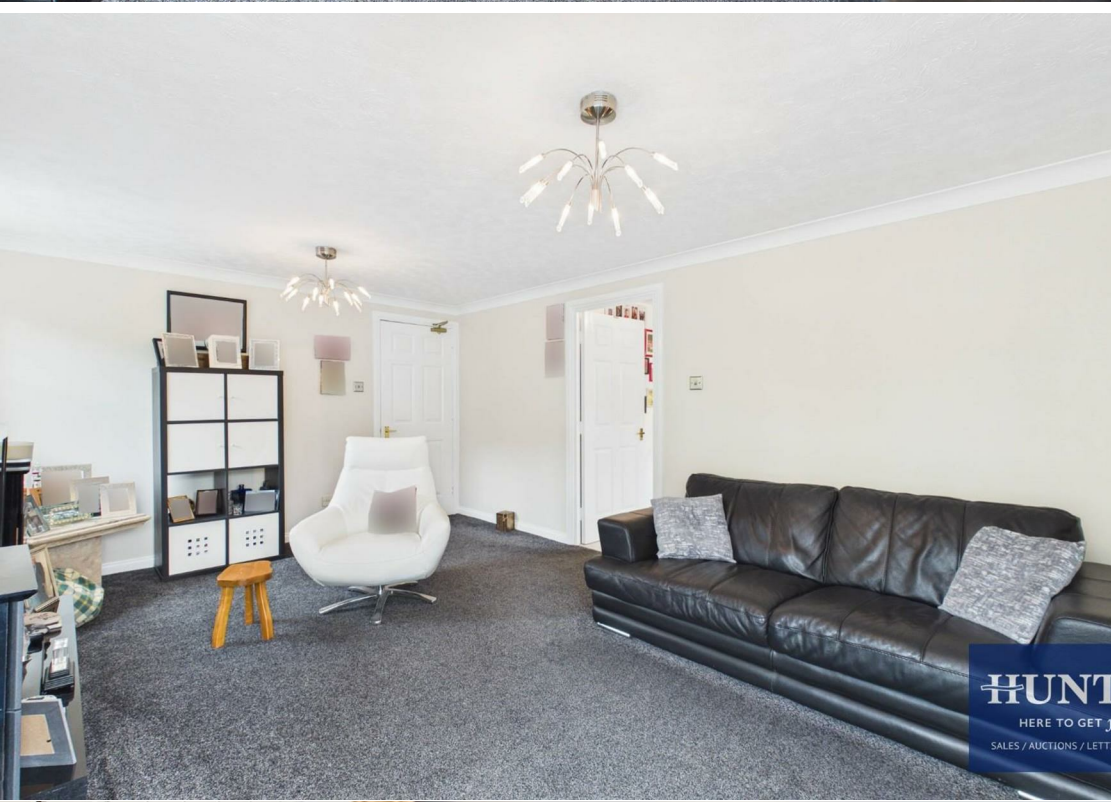
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

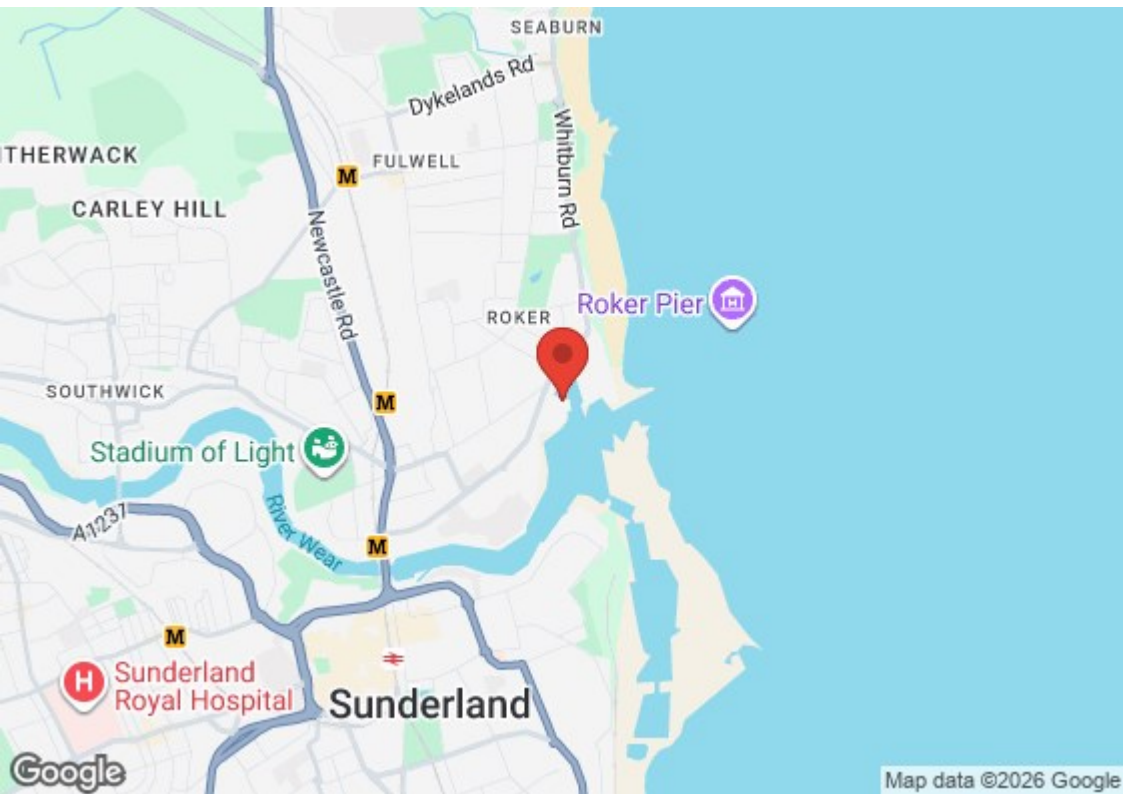
England & WalesEU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	