



A beautifully positioned TOP FLOOR APARTMENT on The Cliff in a popular part of Seaton Carew with stunning views of the seafront. The apartment offers accommodation that features TWO DOUBLE BEDROOMS and a split level sitting/dining room. An ideal purchase for those looking to downsize by the sea, whilst features include central heating and uPVC double glazing. An internal viewing comes highly recommended, with a layout which briefly comprises: communal entrance with stair access to each floor, private entrance hall with double cloaks cupboard, split level sitting/dining room which enjoys stunning views of the seafront from the raised sitting area. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. The hall provides further access to both bedrooms and the bathroom which incorporates a three piece suite and chrome fittings. Externally is communal parking to the rear and permit parking to the front. Local amenities and transport links are within a short stroll. OFFERED WITH NO CHAIN INVOLVED.

**The Cliff, Hartlepool, TS25 1AP**

**2 Bedroom - Apartment**

**£75,000**

**EPC Rating: E**

**Tenure: Leasehold**

**Council Tax Band: A**



**COMMUNAL ENTRANCE**

**TOP FLOOR APARTMENT**

**ENTRANCE VESTIBULE**

**3'11 x 3'8 (1.19m x 1.12m)**

Accessed via secure entrance door, fitted carpet, internal door to the inner hall.

**ENTRANCE HALL**

**8'3 x 3'2 (2.51m x 0.97m)**

An 'L' shaped entrance hall with double cloaks cupboard, fitted carpet, single radiator.

**SPLIT LEVEL SITTING/DINING ROOM**

**DINING AREA**

**8'4 x 6'6 (2.54m x 1.98m)**

A split level sitting/dining room, with a lower dining area incorporating fitted carpet, single radiator and steps up to the raised seating area.

**SITTING AREA**

**8'11 x 10'3 (2.72m x 3.12m)**

Large uPVC double glazed window with stunning panoramic views of Seaton Carew's beach and seafront, fitted carpet, single radiator.

**KITCHEN**

**10'10 x 6'6 (3.30m x 1.98m)**

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above, tiling to splashback, recess for washing machine, recess for fridge and separate freezer, e-boiler by Strom, 'tile' effect vinyl flooring.

**BEDROOM ONE**

**13'11 x 7'8 (4.24m x 2.34m)**

A good size bedroom with uPVC double glazed window offering a distant rooftop view, built-in double wardrobe, fitted carpet, single radiator.

**BEDROOM TWO**

**10'3 x 9'2 (3.12m x 2.79m)**

uPVC double glazed window offering a distant rooftop view, built-in double wardrobe, fitted carpet, single radiator.

**BATHROOM/WC**

**4'9 x 8'8 (1.45m x 2.64m)**

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, panelling to ceiling, 'tile' effect vinyl flooring, extractor fan, single radiator.

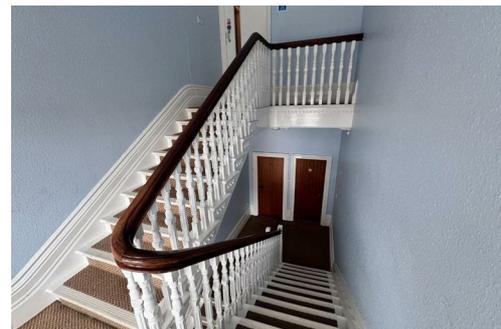
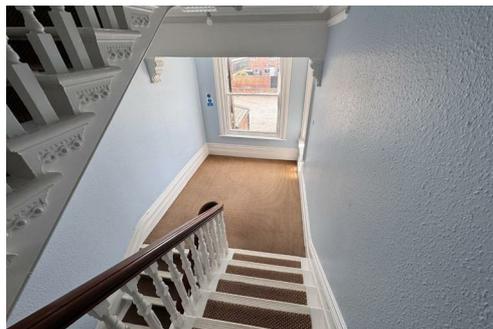
**EXTERNALLY**

Communal parking to the rear and permit parking to the front.

**NB**

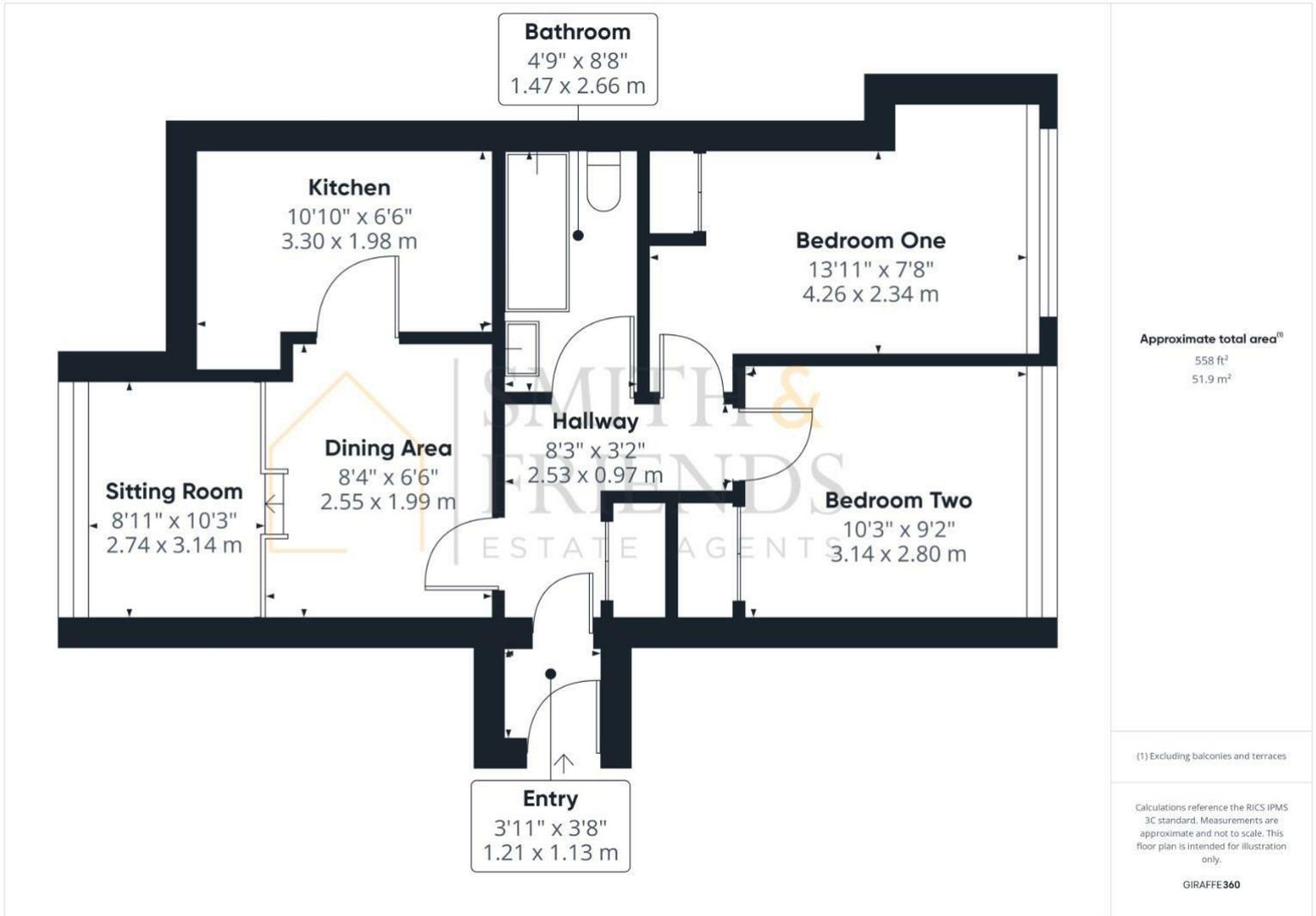
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



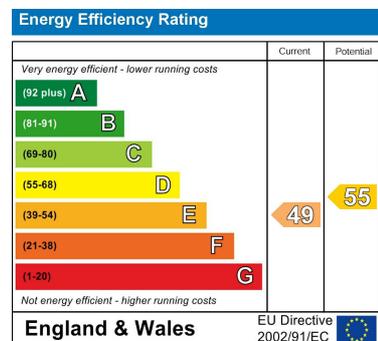


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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. We 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.



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