

35 Seabank, The Esplanade

Penarth, Vale of Glamorgan, CF64 3AR



A fully renovated third floor, three bedroom seaside apartment with balcony, being sold with no onward chain and with attractive water and woodland views. The property has been partly reconfigured with new kitchen, bathroom and WC, along with having had a full re-decoration to include new carpets. Generous living accommodation that includes the entrance hall, open plan living / dining space, the kitchen, three double bedrooms, bathroom and additional WC. Seabank is a very popular, well-established development and there is unallocated parking on site along with internal and external sitting areas with views and lifts to all floors. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£325,000

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Accommodation

Porch

Front door. Wooden glazed panel door to the entrance hall. Fitted carpet.

Hall

Fitted carpet. Tall central heating radiator. Doors to all bedrooms, the living room, kitchen and WC. Power points. Door entry phone. Two built-in cupboards.

Living Room 22' 0" x 15' 4" (6.7m x 4.68m)

An open plan living room and dining area, partly open with the kitchen and with access to the balcony plus views of the Bristol Channel and Alexandra Park. Fitted carpet throughout. uPVC double glazed windows and a door. Power points. Two tall central heating radiators.

Kitchen 22' 3" x 6' 3" (6.77m x 1.9m)

Partly open to the living room, this is a newly fitted and reconfigured kitchen comprising wall units and base units with grey shaker style doors and complimenting laminate work surfaces. Integrated Bosch appliances including an electric oven, grill and four zone electric hob. Integrated dishwasher, washing machine, extractor hood and a fridge freezer. One and a half bowl composite sink with drainer. Recessed lights. Built-in cupboard. uPVC double glazed window with views over Alexandra Park. Breakfast bar with separates the kitchen from the living room, which has storage below.

Bedroom 1 11' 1" max x 10' 10" max (3.37m max x 3.31m max)

Double bedroom with built-in wardrobe and uPVC double glazed window to side. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 8' 8" x 11' 11" (2.63m x 3.62m)

Double bedroom, again with uPVC double glazed window to the side that gives partial views of the Bristol Channel. Tall central heating radiator. Power points. Fitted carpet.

Bedroom 3 9' 10" x 11' 11" (3m x 3.63m)

Double bedroom with uPVC double glazed window to the side, overlooking the Kymin and with views over the annex to the Bristol Channel. Fitted carpet. Power points. Tall central heating radiator.

Bathroom 6' 6" x 6' 3" (1.97m x 1.9m)

Tiled walls and LVT flooring. Suite comprising a walk-in shower with twin head mixer shower and glass screen, a WC and a sink with storage below. Extractor fan. Heated towel rail.

WC 3' 3" x 6' 4" (0.98m x 1.94m)

Part tiled walls and LVT flooring. WC and sink with storage below. Built-in cupboard.

Outside

Balcony 12' 6" x 4' 5" (3.81m x 1.35m)

A private balcony, accessed from the main living room and with water and woodland views.

Additional Information

Tenure

The property is leasehold (WA153087) with 999 years from 1965 (938 remaining). There is also a share of the freehold (WA169728).

Service Charge

The current service charge is £4,830, from 1st April 2026 to 31st March 2027. There is no ground rent.

Council Tax Band

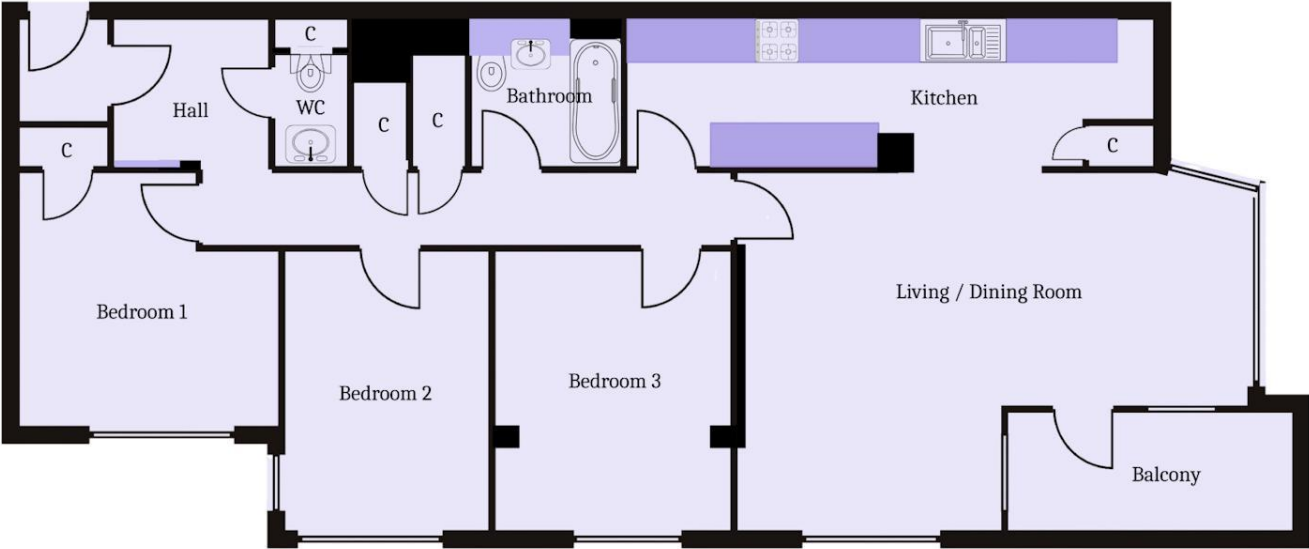
The Council Tax band for this property is F which equates to a charge of £3,266.15 for the year 2026/27.

Approximate Gross Internal Area
1,054 sq ft / 98 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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