

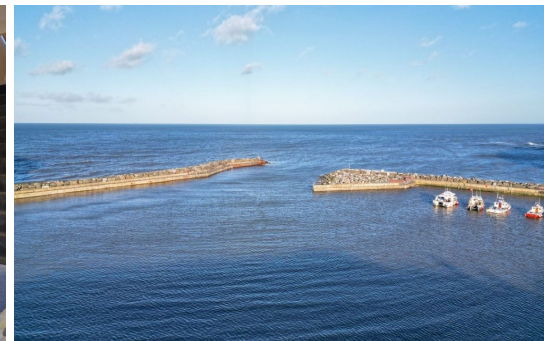


01947 601301



SEA HAVEN, 1
BARRAS SQUARE,
STAITHES

2 BED COTTAGE



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PROPERTY FEATURES

- End of Terrace Cottage with Sea Views
- Beautifully Presented with Modern Fixtures & Fittings
- Open Plan Living with High Gloss Kitchen
- 2 Double Bedrooms & 2 Modern Bathrooms
- Electric Central Heating & Double-Glazing Throughout
- Fully Furnished Holiday Home close to the Beach

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **2**
Reception Rooms: **1**
Tenure: **FREEHOLD**

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SEA HAVEN, 1 BARRAS SQUARE, STAITHES- 2 bed Cottage -£250,000

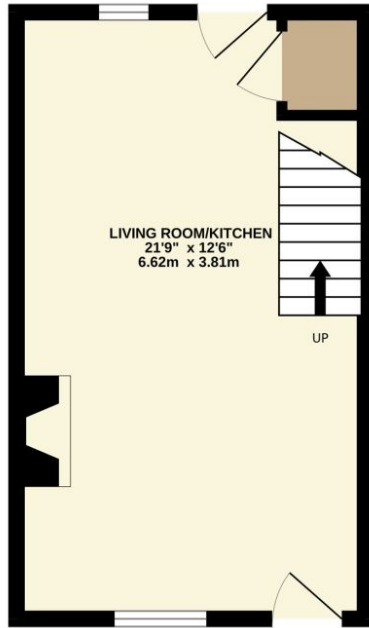


Hope & Braim are delighted to present Sea Haven on Barras Square in Staithes to the market. This old fishermen's cottage is the perfect coastal retreat, being only just yards from a sandy beach and a village pub that serves the freshest seafood. The property has been beautifully refurbished and now blends period charm with modern fixtures & fittings. There is also electric central heating and double-glazing throughout. Downstairs there is an open plan living room with a lounge area around a fireplace at the front, whilst to the rear of the room is a high-gloss kitchen with a breakfast bar and integrated appliances. On the first floor is a double bedroom and the house bathroom with its three-piece bathroom suite. On the top floor is the principal bedroom that has a vaulted ceiling with exposed beams and has its own ensuite with a three-piece shower suite. Both bedrooms have windows that enjoy sea views. The cottage will come as a fully furnished holiday home that makes this a turnkey property and an attractive buy-to-let investment.

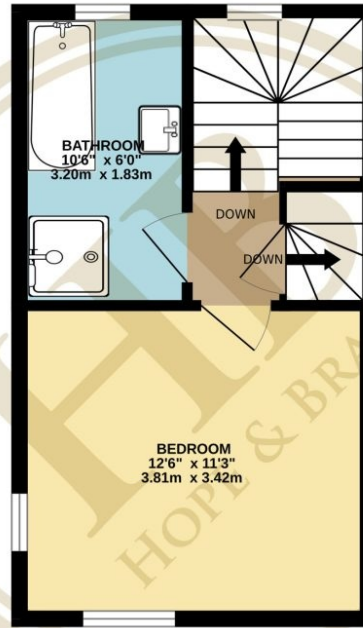


SEA HAVEN, 1 BARRAS SQUARE, STAITHES- 2 bed Cottage -£250,000

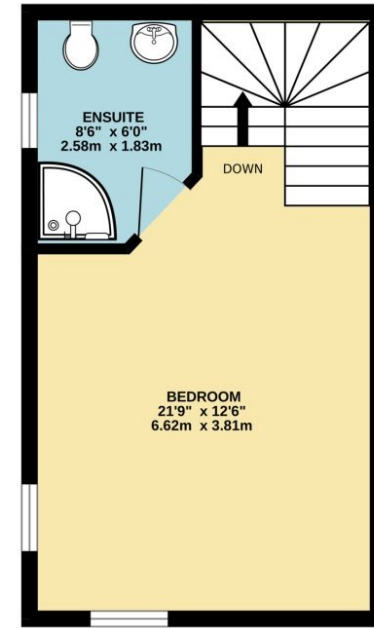
GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		63
F (21-38)		
G (1-20)	18	
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

