



Grange over Sands

£248,000

Top Flat, Seawood House, Carter Road, Grange-over-Sands, Cumbria, LA11 7AS

The Seller has advised that depending on the offer received, they may contribute towards legal fees, stamp duty, pay the first year's service charge and removals.

Top Flat, Seawood Place lives up to its name - a bright and spacious top-floor 2 Bedroom Apartment set within an impressive stone-built detached residence dating back to 1857. The property has plenty to offer, but its standout feature is undoubtedly the breathtaking, ever-changing panoramic views over Morecambe Bay and the distant fells.

The Apartment's generously sized, light-filled rooms with large windows add to its appeal, as does its private and peaceful setting. Adding to the charm, planning permission has previously been passed to add a balcony off the Hallway - the perfect spot to take full advantage of the tranquillity and the stunning vistas.

Tucked away along a little-known private lane and within walking distance of the Edwardian promenade and Kents Bank railway station, this exceptional home truly offers the best of both worlds.

Quick Overview

- Incredible Bay Views
- Private, peaceful location
- Spacious, bright and airy rooms
- Promenade and Railway Station within walking distance
- Well kept communal Garden
- Double glazing
- Electric heating and woodburner
- 2 x Parking Spaces
- Garage and Parking
- Ultrafast Broadband



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Ultrafast
Broadband



Garage and
Parking

Property Reference: G3180



View from Bedroom 1



Lounge



Kitchen



Bedroom 1

The main entrance door leads in to the communal Hallway which is neutral and bright with attractive, wide 'spiral' style staircase leading up to the Second Floor. The private entrance door opens in to the Hallway with side window giving the first glimpse of the wonderful views that only improve! There is a useful Utility cupboard with plumbing for washing machine and space for additional fridge freezer if required. The Kitchen is well proportioned with a rear aspect and is furnished with off white wall and base cabinets with wooden work-surface and incorporates the 1½ bowl stainless steel sink unit. Built-in electric oven, ceramic hob and integrated fridge. Breakfast bar seating. The Lounge is a lovely spacious and sunny room with large dormer window providing spectacular views to Morecambe Bay and beyond. Cosy wood burning stove on a slate hearth.

The Inner Hall has an airing/linen cupboard and access to the 2 Bedrooms and Bathroom. Bedroom 1 is a well proportioned Double Bedroom with large dormer window and more, breathtaking views to Morecambe Bay. Bedroom 2 is a dual aspect double room, with some reduced head height. The Bathroom has a white 3 piece suite comprising WC with concealed cistern, wash hand basin with vanity unit under and bath with shower over.

Outside are two private Parking Spaces and a Singlee Garage with up and over door.

Location Seawood House is located on a little known, quiet lane with entrance on Carter Road and exit on Kentsford Road (or the other way round). Approximately 1 mile from the town centre the amenities such as Medical Centre, Primary School, Library, Shops, Cafes and Tearooms are within easy reach. The picturesque, mile long Edwardian Promenade is a short stroll away as is Kents Bank Station. Grange is located approximately 20 minutes from the M6 motorway and a similar distance from the base of Lake Windermere making it convenient for the south lakes attractions.

To reach the property proceed out of Grange in the direction of Allithwaite. Proceed past the Fire Station on the left, up 'Risedale' Hill passing the 'pink' nursing home on the right and then turn left into Carter Road. Keep left (as the road bears right in to Kentsford Road) and take the next right turn signposted Seawood. Proceed down the hill finding Seawood House on the right hand side.

What3words: shortens.fans.riches

Accommodation (with approximate measurements)

Communal Hallway

Private Entrance Hall

Utility Cupboard 6' 6" x 2' 1" (2.00m x 0.66m)

Breakfast Kitchen 12' 5" max x 10' 9" (3.80m max x 3.29m)

Lounge 15' 0" x 11' 6" (4.58m x 3.51m)

Inner Hall

Bedroom 1 13' 3" x 12' 0" (4.04m x 3.68m)

Bedroom 2 13' 9" x 10' 6" (4.21m x 3.22m) some limited head

height.

Bathroom 7' 5" x 6' 2" (2.27m x 1.88m)

Garage

Services: Mains water and electricity. Rointe electric heaters. Wood burning stove. Shared septic tank drainage with the 2 other flats within Seawood House. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Conservation Area: This property is located within Grange over Sands conservation area.

Ground Rent & Service Charge: There is no Ground Rent. The Service Charge is £100 per month and covers business insurance and upkeep of communal areas.

Tenure: Leasehold - subject to a 1000 year lease dated the 1 April 2016. The Freehold is owned by the owners of the 3 flats.

Council Tax: Band B. Westmorland and Furness Council.

Planning Permission: Planning permission ref SL/2014/0730 was passed in 2014 for the creation of a balcony off the private entrance hall and some changes internally which has now lapsed.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £775 - £825 per calendar month. For further information and our terms and conditions please contact the Office.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2



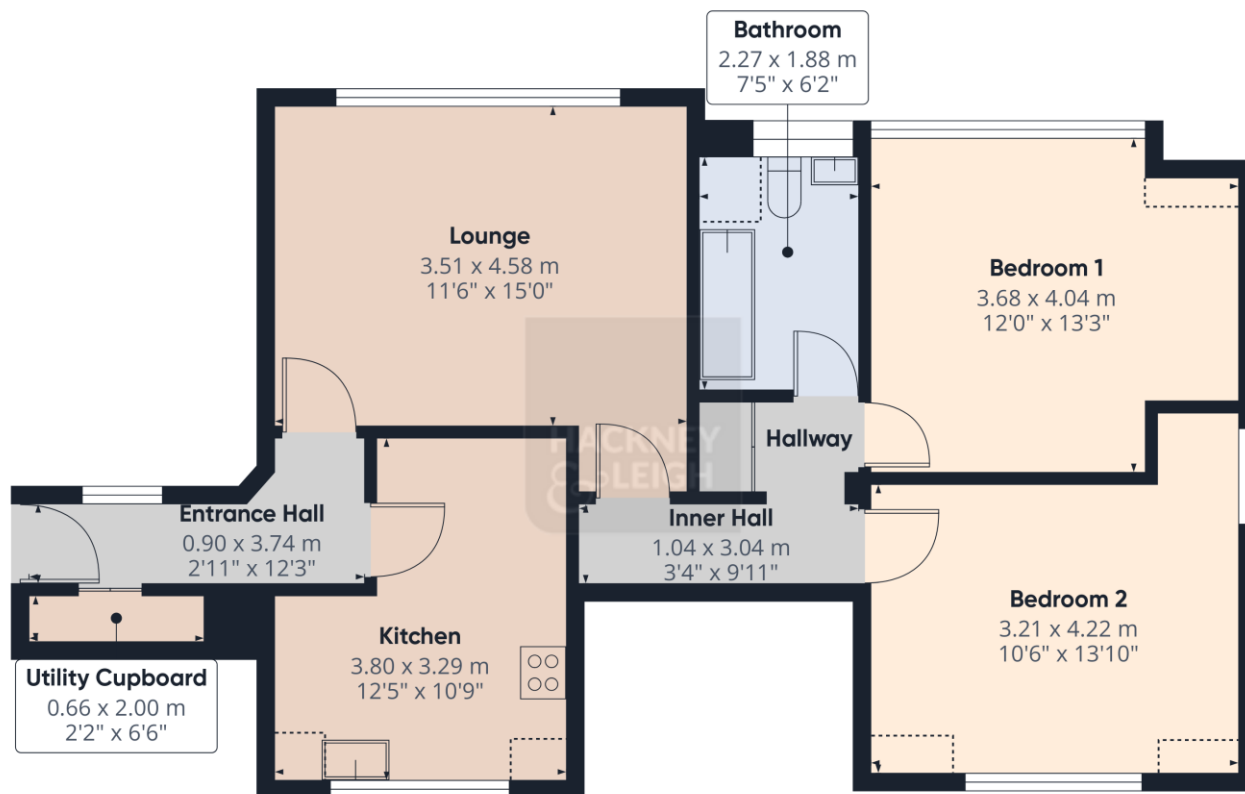
Bathroom



Communal Gardens and View



Garage to the right



Approximate total area⁽¹⁾

70.2 m²

754 ft²

Reduced headroom

1.8 m²

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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