



**Flat 2 The Cliff, HARTLEPOOL TS25 1AU**

**welcome to**

## **Flat 2 The Cliff, HARTLEPOOL**

STUNNING VIEWS! Top floor, one bedroom apartment. Desirably located in Seaton Carew, right on the seafront close to all local amenities, bus routes, park, bars and restaurants.

### **Entrance Lobby**

Entered via wooden fire door, stairs to top floor.

### **Top Floor**

Wooden glazed window to rear, loft hatch access, door leading to kitchen, door leading to bedroom.

### **Bedroom 1**

12' 7" maximum x 8' 3" maximum ( 3.84m maximum x 2.51m maximum )

Concertina door leading to en suite, UPVC door leading to fire exit escape stairs.

### **En Suite**

UPVC double glazed window to rear, wash hand basin on a vanity unit, concealed cistern low level low flush WC, shower cubicle with electric Triton shower over and tiled surround, extractor fan, vinyl flooring.

### **Kitchen**

6' 8" x 8' 11" ( 2.03m x 2.72m )

White wall and base units with contrasting working surfaces, tiled splashback, inset electric oven, 4 ring electric hob with tiled splashback, stainless steel inset sink/drainer with swan neck mixer tap, recess and plumbing for washing machine, recess for dryer, space for freestanding fridge freezer, skylight window to front, vinyl flooring, door leading to:-

### **Lounge**

11' 11" x 14' 8" ( 3.63m x 4.47m )

Part restricted head space, UPVC double glazed window to front, TV point, electric radiator, feature electric fire with wooden surround, laminate flooring.





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welcome to

## Flat 2 The Cliff, HARTLEPOOL

- BEAUTIFUL VIEWS ACROSS SEATON CAREW
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BEACH
- CLOSE TO BUS ROUTES

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1984.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£60,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HAR119159 - 0007

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