



# 1 Bath Terrace

Seaham



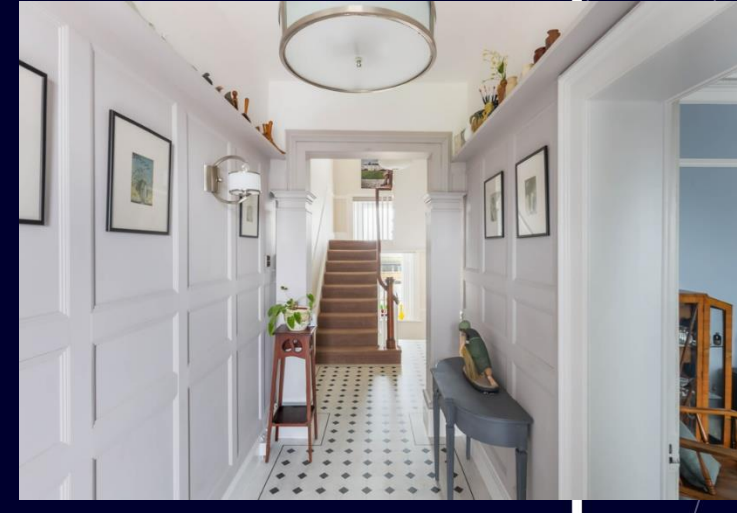
## 1 Bath Terrace, Seaham, County Durham, SR7 7EZ

A truly exceptional Grade II listed Georgian townhouse that captures the charm, history and architectural finesse of Seaham's most illustrious era. Built as part of a visionary plan led by the 3rd Marquess of Londonderry, this handsome, four storey regency property forms part of an elegant south facing terrace designed by the renowned John Dobson, one of the North of England's most celebrated 19th century architects.

Dobson, who was best known for his work on Newcastle Central Station and the city's neoclassical heart, brought his signature refinement and symmetry to Bath Terrace, modelling it after the grand townhouses of London and Bath.

Set in a prime position to fully appreciate Seaham's stunning coastline, this beautiful family home boasts far reaching views over the shared lawned gardens, the lighthouse and the lively harbour. To the rear, it looks out onto the impressive coastline of Seaham's beach. With its white rendered exterior, original stone steps and attractive frontage, it stands out as the town's most admired street.

Situated in the very heart of Seaham, Bath Terrace offers an enviable location with stunning open views across the public green, home to the iconic Tommy statue and local war memorial. This sought after address places you just steps away from the town's vibrant café culture, bistros, wine bars, independent shops and the award winning Seaham Harbour Marina – the only marina in County Durham, complete with a variety of water sports.





Boasting over 2,500 sq.ft, the internal accommodation comprises: Entrance vestibule | Spacious reception hallway with staircase leading up to the first floor | Generous morning room, positioned to the front, offering a feature bay window and fireplace | Day to day sitting room situated to the rear. The staircase then leads down to the lower ground floor and onto the tastefully decorated dining room with newly laid flooring and fitted cabinetry | Kitchen/breakfast room, benefitting from a range of modern cabinetry & worktops, as well as integrated appliances throughout | Separate pantry | Guest WC | Access to rear courtyard | Separate utility room.

The first floor grants access onto two substantial double bedrooms | The principal bedroom enjoys fantastic southerly views and bespoke fitted wardrobes | Bedroom two, to the rear, is a further comfortable double bedroom, with built-in cupboards | Family bathroom with contemporary four piece suite | Shower room/WC.

On the second floor is a third large double bedroom with impressive nook study area with stunning views. Externally, the property shares a driveway to the front where there is resident parking | To the rear is a private lane for all residents with a private parking space for one further vehicle | Sunken courtyard garden.

The formal gardens are accessed over the service lane with steps down into a paved patio terrace and beautiful lawned gardens with mature and well stocked shrubbery, offering a lovely peaceful space | To the rear of the lawned garden is a raised decked terrace with a garden room offering glazed French doors access and lovely views.

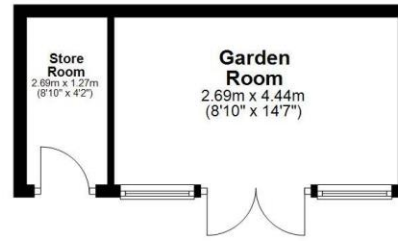
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating C

Price Guide: Guide Price £550,000



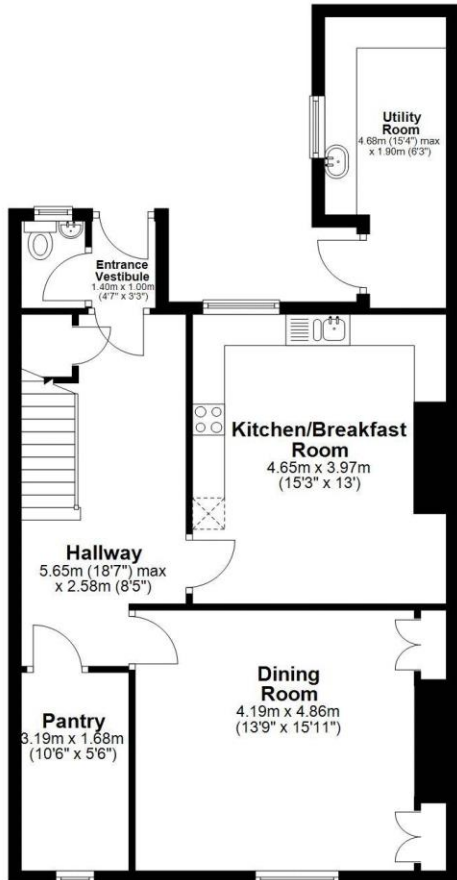
### Garden Room

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garden room, approx. 15.6 sq. metres (168.2 sq. feet)



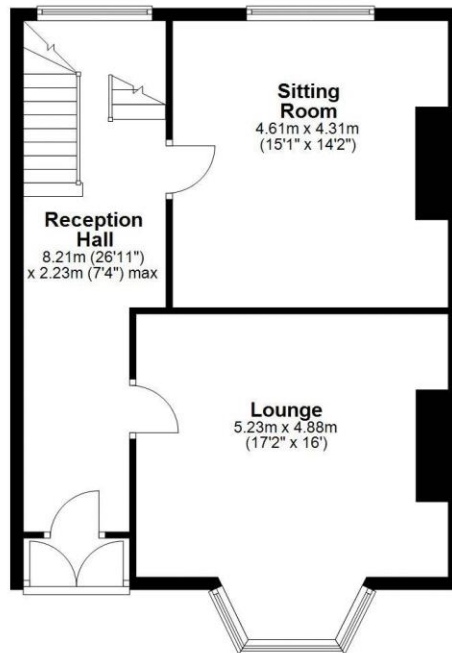
### Lower Ground Floor

Approx. 70.5 sq. metres (758.5 sq. feet)



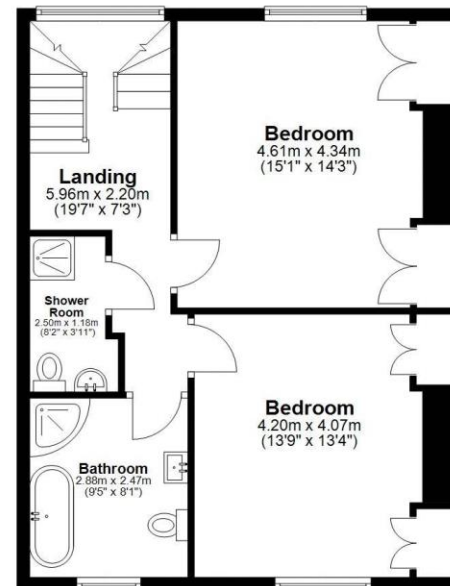
### Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



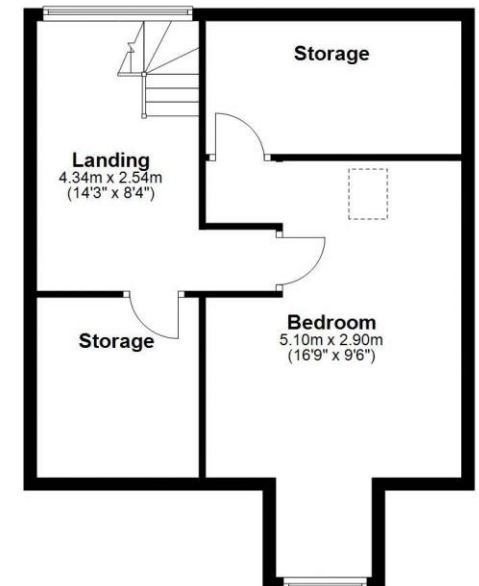
### First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



### Second Floor

Approx. 41.9 sq. metres (451.4 sq. feet)  
(excluding Storage)



Main area: Approx. 232.9 sq. metres (2506.5 sq. feet)

Plus garden room, approx. 15.6 sq. metres (168.2 sq. feet)

1 Bath Terrace, Seaham







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