



11 Sea View, St. Bees, CA27 0BB

Guide Price £175,000

PFK

# 11 Sea View

## The Property

Nestled in a quiet, tucked-away position on Sea View, this charming 3 bedroom semi detached home offers stunning sea views and an ideal opportunity for first-time buyers or young families. Located in the popular coastal village of St Bees, the property is conveniently close to local amenities, including a railway station, nursery, and schools, all within a short walk. The village's beach and picturesque surroundings make it a highly sought after location.

The ground floor comprises an entrance hall, a comfortable lounge, and a modern dining kitchen with an adjoining utility room, offering practical living space for everyday life. To the first floor there are three well appointed bedrooms, a shower room, and a separate WC, providing flexibility and comfort for family living. Externally, the property features a small front lawn and rear garden with a paved area and steps leading to a gravelled garden space, perfect for outdoor relaxation or entertaining.

Offered chain free and at an affordable price, this property combines an enviable location, sea views, and a practical layout, making it a fantastic purchase in St Bees.





## 11 Sea View

### Location & Directions

Sea View is situated in the sought-after coastal village of St Bees, known for its stunning beach, scenic coastal walks, and village amenities. Local facilities include a train station, schools, and nursery, all within walking distance. The village is popular with families and buyers seeking a peaceful seaside lifestyle while remaining well connected.

### Directions

The property can be located on Sea View using either CA27 0BB or [What3words///presented.organist.swooned](https://what3words.com/presented.organist.swooned)

- 3 bed semi detached house with stunning sea views
- Quiet, tucked away location in popular St Bees
- Ideal for first time buyers or families
- No onward chain
- Low maintenance garden
- Tenure: St Bees Leasehold
- Council Tax Band B
- EPC Rating: C



## ACCOMMODATION

### Entrance Hallway

Approached via part glazed UPVC door, stairs to first floor, radiator, door to lounge.

### Lounge

12' 8" x 15' 3" (3.87m x 4.64m)

Bright reception room, with large window to front providing lovely views over the golf course towards St Bees Head, radiator and door to dining kitchen.

### Dining Kitchen

10' 2" x 12' 4" (3.09m x 3.76m)

The kitchen is fitted with a range of matching contemporary wall and base units, with complementary worksurfacing incorporating a 1.5 bowl ceramic sink and drainer. Integrated appliances including an electric oven with gas hob and extractor over, fridge/freezer and slimline dishwasher. Space for a dining table, window to rear elevation, radiator, large understairs storage cupboard and door to utility room.

### Utility Room

10' 0" x 5' 7" (3.05m x 1.71m)

Fitted with matching wall and base units with roll edge worksurfacing incorporating a stainless steel sink and drainer. Wall mounted gas boiler, radiator and upvc door leading to rear garden.

### First Floor Landing

Loft access, doors to accommodation

### Shower Room

5' 5" x 4' 11" (1.65m x 1.51m)

Fitted with wash hand basin and large walk in shower with electric shower, pvc wall panelling, obscured window to rear elevation and radiator.



## W.C

5' 5" x 2' 9" (1.66m x 0.85m)

Fitted with close coupled w.c, obscured window and radiator.

## Bedroom 1

9' 10" x 10' 0" (3.00m x 3.06m)

Double bedroom with window to rear and radiator.

## Bedroom 2

13' 3" x 10' 7" (4.05m x 3.22m)

Double bedroom positioned to the front of the property and benefitting from fine views over the Irish Sea and golf course. Storage cupboard and radiator.

## Bedroom 3

10' 3" x 7' 4" (3.12m x 2.24m)

Window to front with views over the Irish Sea and golf course. Radiator.

## EXTERNALLY

### Garden

There is a small lawned area to the front of the property, with steps leading up to the house. Access to the side leads to the rear garden which features a paved area and steps up to a gravelled garden.





## ADDITIONAL INFORMATION

### St Bees Leasehold

The property is Leasehold – this is a historic 1000 year St Bees lease with no ground rent/service charge payable

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





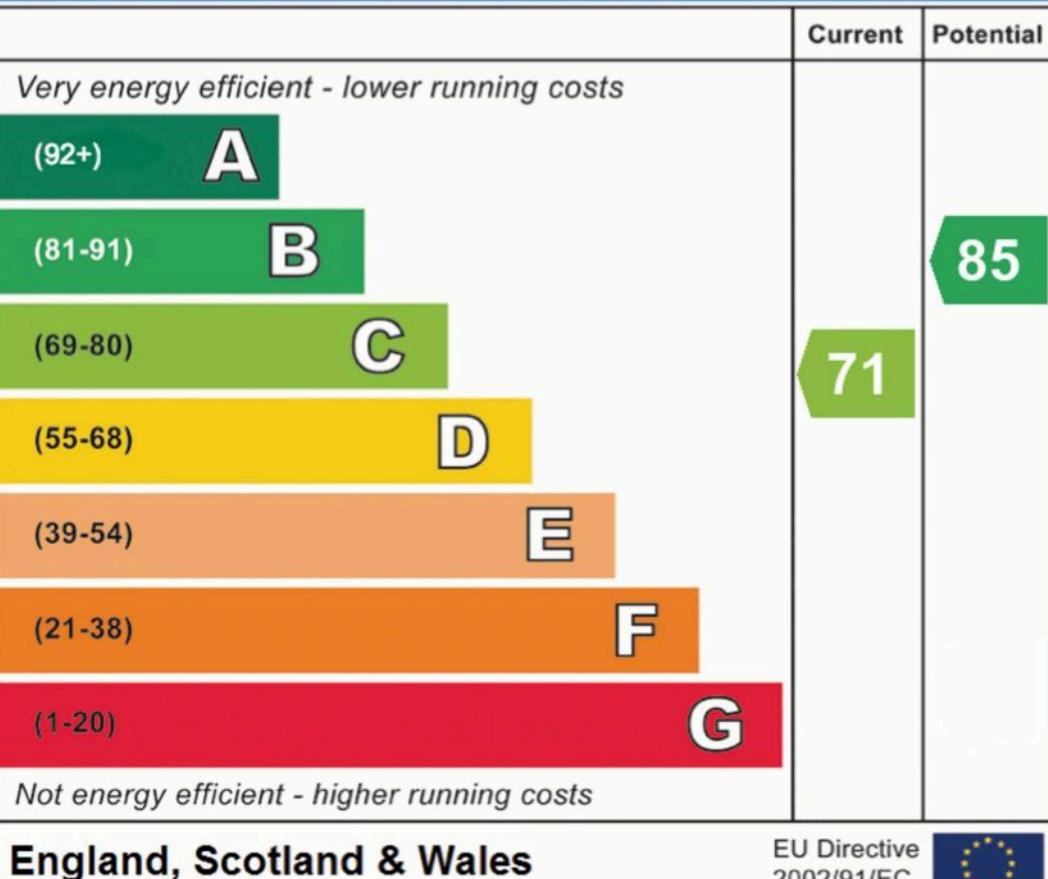
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Approximate total area<sup>(1)</sup>  
791 ft<sup>2</sup>  
73.5 m<sup>2</sup>

(1) Excluding balconies and terraces  
NC Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating





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