ColinLilley
ESTATE AGENTS



65C Sea Winnings Way

South Shields, NE33 3NE

£122,500

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On the top floor of this secure development with fabulous coastal views to the front, we are delighted to present this two bedroom apartment. Situated in this convenient location for the local shops, schools and the superb coastline, the apartment makes an ideal base for those downsizing and looking for the comfort of a lock up and leave, or an ideal first time buy with the great facilities on the door step. The ceiling heights are surprising and give the home air and space whilst the neutral decor offers a blank canvas for the incoming buyer. On offer is a large lounge to a fitted kitchen, the two bedrooms and a shower room, there is an allocated parking bay to the rear car park. Viewing a must to appreciate.







Communal entrance
Via an entry system with hall and stairs to all floors

Entrance hall
Built in cupboard housing the hot water cylinder. There is loft access from the hall and heating is from an electric heater

Living room 17'3" x 13'5" (5.26 x 4.10)
A lovely sized room with great ceiling heights and having panoramic coastal views towards the sea and over Westoe Crown. Heating via a storage heater, open to the kitchen

Kitchen 8'2" x 7'6" (2.50 x 2.30)
Fitted with wall and base units housing a sink, electric hob with filter hood over and recently installed oven under, integral washer and tiled splash backs

Bedroom1 10'2" x 9'3" (3.10 x 2.84)
Great coastal views, electric heater

Bedroom 2 9'10" x 7'6" (3.00 x 2.30)
Currently used as a dining room with an electric heater

Shower room 6'6" x 5'11" (2.00 x 1.81)
A shower enclosure with a mixer shower having both drencher and spray shower heads, vanity units housing a wash basin and WC, tiled walls and both an electric towel radiator and fan heater

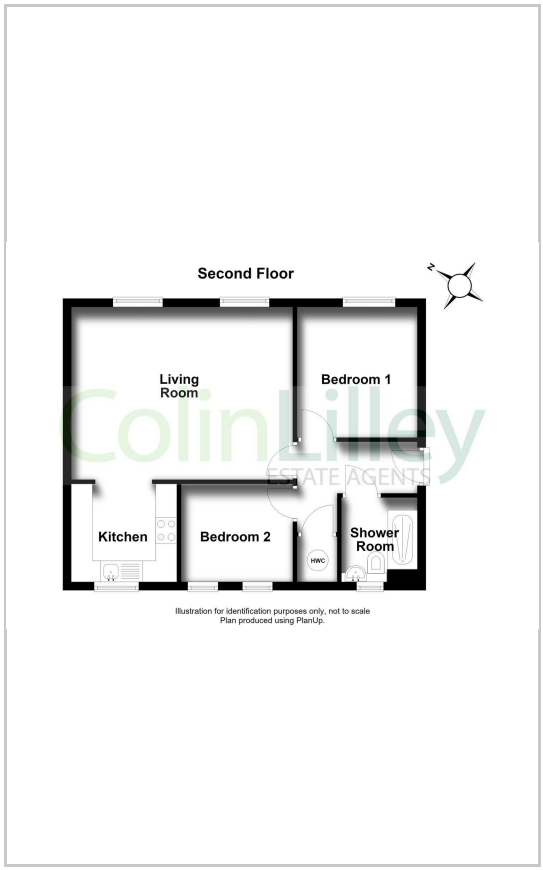
External
An allocated parking bay to a car park at the rear of the premises.

Note
Long Leasehold Title of 150 years from 2011. A maintenance charge and ground rent is payable to Potts Grey covering the upkeep of the communal areas and a contribution to the Community Hub, Head lease , Parking Bay and Buildings Insurance. This currently totals around £1900 per annum. Council Tax Band B, Mains Electric, Water and Sewerage connected, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 76 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, EE, Three and Vodafone limited

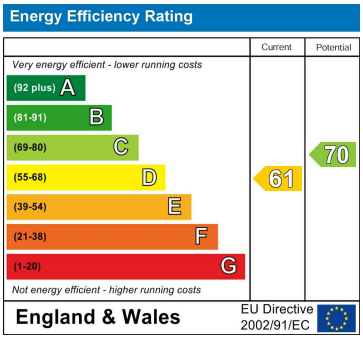
Area Map



Floor Plans



Energy Efficiency Graph



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118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com