Colin Lilley
ESTATE AGENTS



52 Sea Winnings Way

South Shields, NE33 3GE

Offers Over £150,000

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Don't Miss This Fantastic Opportunity, Vastly Reduced by £15,000 for a Quick Sale, Motivated Vendor.
Offered at a Fantastic New Price, we are delighted to present this much larger than normal Top Floor Apartment covering a corner of the building and giving it panoramic coastal and sea views from the living room and a bedroom window. The home offers a super lounge diner, two good sized bedrooms, a fitted kitchen with some integral appliances and porcelain floor tiles and a bathroom with shower over the bath. Outside is an allocated parking bay in the communal car park. If you are looking for an apartment on this sought after development that offers more space than the normal, then look no further.







Communal entrance hall
Via an entry system with stairs to all floors and door to the rear car parking area.

Entrance lobby
With a radiator

Entrance hall
Loft access, spot lights and a radiator

Lounge dining room 27'2" max x 11'4" (8.30 max x 3.47)
A superb large room covering a corner and with great panoramic views of the sea and coastline, spot lights, laminate floor and two radiators

Kitchen 10'9" max x 9'4" (3.30 max x 2.86)
Fitted with a range of wall and base units with worksurfaces housing a sink unit, gas hob with oven under and filter hood over, integral dishwasher, separate fridge and freezer, washer, tiled splash backs and porcelain floor tiles, radiator

Bathroom 9'6" x 6'3" (2.90 x 1.92)
A three piece white suite of a bath with mixer shower over, wash basin and WC, part tiled walls and a tiled floor, radiator

Bedroom 1 12'5" x 8'8" (3.80 x 2.65)
Radiator

Bedroom 2 11'2" x 9'8" (3.41 x 2.95)
Great coastal views, radiator

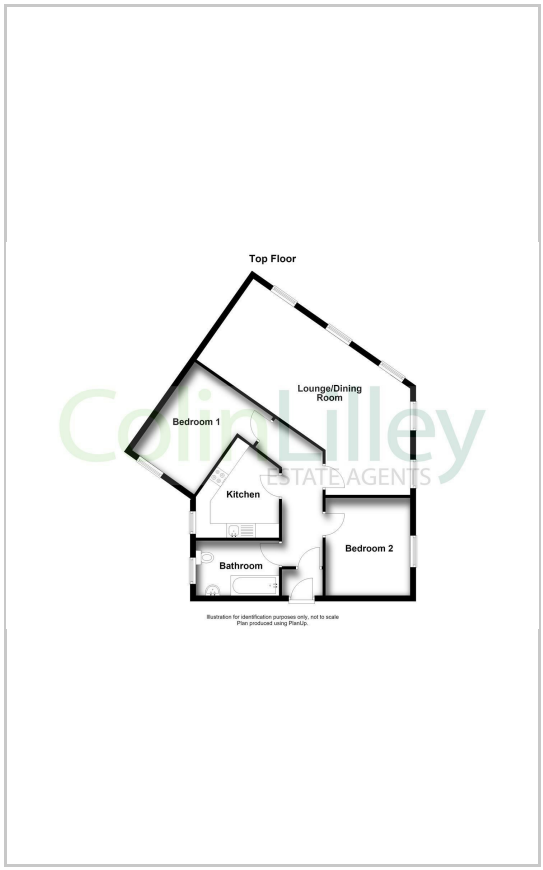
External
An allocated parking bay to the rear communal car park

Note
Long Leasehold Title 150 years from 2003. Ground Rent £211 per annum. A maintenance charge is payable for the upkeep of all communal areas and includes buildings insurance. This is currently £1261 per annum.. Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 71 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Vodafone and EE limited, Three unlikely

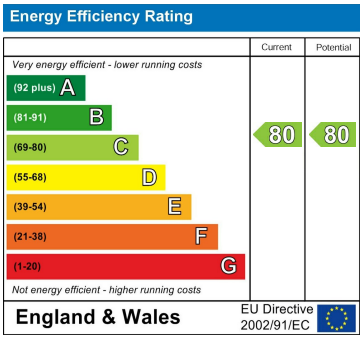
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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