



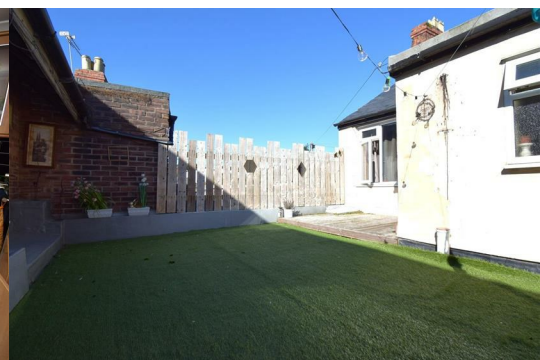
19a East Street

Whitburn, SR6 7BY

Offers Over £215,000



Substantial Price Reduction for this unique and extremely spacious First Floor Apartment above the shops in this superb coastal village , ideal for everything this beautiful location has to offer. the home would make an ideal investment if AirBNB was considered or be a great home for those downsizing. On offer is a 6m lounge diner at the front, a fitted kitchen, two bedrooms, the main with an en suite and there's a family bathroom. Another outstanding feature is the outside roof terrace space which comes with synthetic grass, decking and is a great sun trap. Benefits from gas central heating, double glazing and is situated in the heart of this lovely village.



Entrance lobby

Through to

Entrance hall

Stairs to the first floor, large built in cupboard and a radiator. the first floor landing has a cupboard and a radiator

Lounge diner 21'7" x 10'5" (6.58 x 3.20)

Across the front of the home and with two large windows, this super sized room has a cast style fireplace, ceiling rose and coving, radiator

Kitchen 11'5" x 7'4" (3.50 x 2.25)

Fitted with a range of wall, base units and work surfaces housing a sink unit, gas hob with filter hood over, oven and microwave, space for appliances, tiled splash backs

Bathroom

Comprising a bath with an electric shower over, wash basin and WC, tiled walls and floor, radiator

Bedroom 1

A good sized double bedroom with fitted wardrobes and a radiator.

En suite

Shower enclosure, wash basin and WC in vanity units, tiled walls

Bedroom 2 12'7" x 8'10" (3.85 x 2.70)

Radiator

External

A roof top terrace with decking and synthetic grass. A great outside space and sun trap.

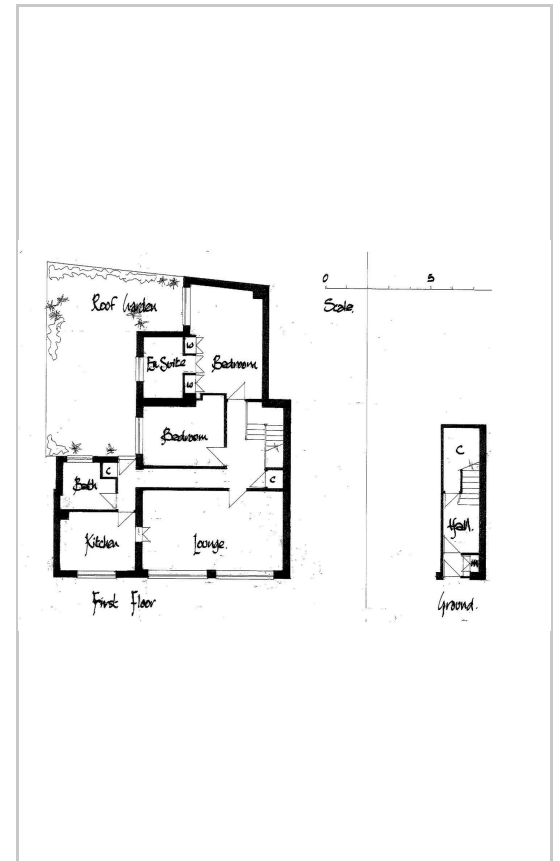
Note

Long Leasehold Title 999 yeras from 2006, Council Tax Band A. Mains Services Connected, Flood Risk none. Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, Three and EE all Llikely

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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