



8 Sea Way

Westoe Crown, South Shields, NE33 3GG

£475 PCM



Bond £475, Unfurnished, No Students.

Rare to the market on the edge of this popular development, a Ground Floor Apartment with conservatory addition making maximum use of the plot available. The home would be ideal for those downsizing and not wanting the middle of the estate, offers open plan lounge to kitchen with access to conservatory, bedroom and bathroom with shower over the bath. In a block with only one other apartment.



Communal Entrance Hall

Intercom security door system, shared built in storage

Private Entrance Hall

Karndeian flooring and radiator.

Kitchen living room 18'9" x 12'5" (5.72 x 3.78)

Lounge area: Karndeian flooring, leather sofa, radiator and french doors to conservatory
Kitchen area: Range of base, wall and draw units, heat resistant worktops with breakfast bar. Stainless steel sink unit, integrated oven and hob with extractor hood above. Integral washer dryer. Fridge/freezer and dishwasher. Karndeian flooring.

Conservatory 15'8" x 7'9" (4.78 x 2.36)

Karndeian flooring

Bedroom 15'6" x 8'3" (4.72 x 2.51)

Radiator. Freestanding wardrobe, chest of drawers and bed side cabinet

Bathroom

White suite comprising of panelled bath with mains feed shower, pedestal wash basin and low level WC, radiator.

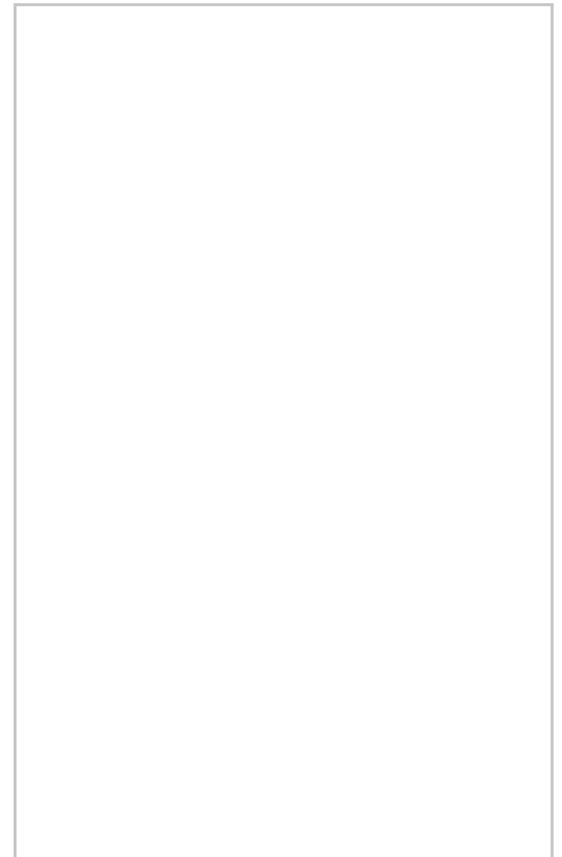
Externally

Small garden area, allocated parking, bin store and communal bike shed.

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		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.