



## 135 Sea Winnings Way

South Shields, NE33 3NS

£149,950



A stunning Top Floor Apartment in this block of only three homes and with panoramic views from all windows of our fabulous coastline. Neutrally styled and with light flooding into the rooms, the home has a lounge diner with double aspect windows and Juliet balcony to maximise the views and position. There's a fitted kitchen diner with the possibility of white goods included, two bedrooms and a bathroom with shower over the bath. Allocated parking gas central heating, double glazing, loft space and in this superb position for the local shops on the development or for access to the town centre and its facilities, viewing is a must.



## Communal Entrance

Via an entry system with stairs to the upper floors. There is a communal storage cupboard for the use of the three apartments in this block. A rear door leads to the communal car park

## Entrance hall

A private entrance hall with two built in cupboards, loft access, laminate floor and a radiator

## Lounge diner 18'4" x 10'8" (5.60 x 3.27)

With double aspect windows and fantastic coastal views of the piers, beaches and towards Tynemouth, French doors to a Juliet balcony, radiator

## Kitchen diner 10'8" x 8'2" (3.27 x 2.50)

Fitted with a range of wall and base units with work surfaces housing a sink unit, gas hob with double oven under and filter hood over, (other white goods could be available) tiled splash backs and tiled floor, radiator. Great views of the coastline.

## Bedroom 1 13'0" x 7'7" (3.97 x 2.33)

Radiator

## Bedroom 2 9'2" x 6'11" (2.80 x 2.13)

Box bay window, radiator

## Bathroom

Bath with mixer shower over, shower screen, tiled splash backs, wash basin and WC, tiled floor and a radiator

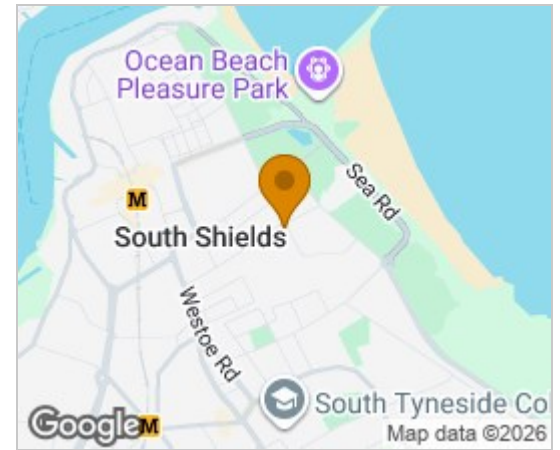
## External

Allocated parking bay to the rear car park with a bin/bike store.

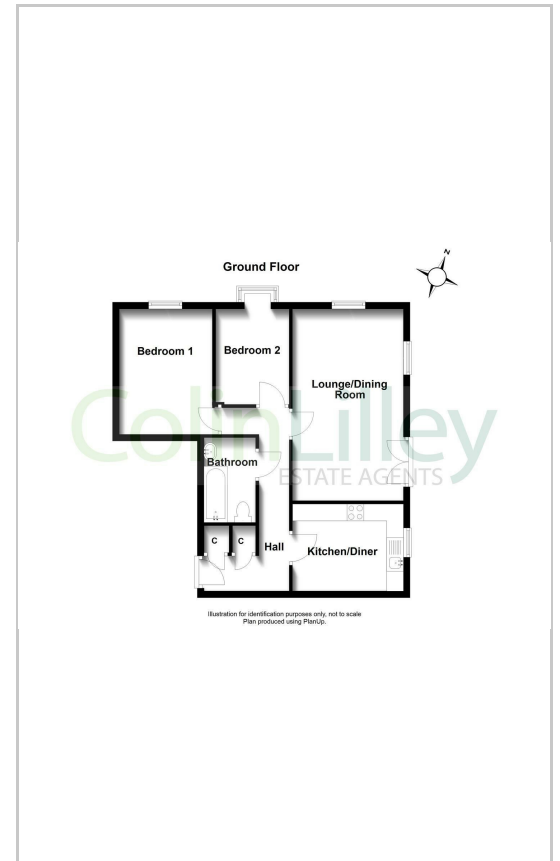
## Note

Leasehold Title 150 years from 2003, Ground Rent £206 Per Annum. A maintenance charge is payable covering the upkeep of all communal areas and includes building insurance. This is approximately £1080 per annum payable to Potts Gray management company. Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, Vodafone, EE and Three limited

## 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		77	78
(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	

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