

Byron Lodge Estate, Seaham, SR7 0JY
0 Bed - House - Detached
£130,000

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Byron Lodge Estate
Seaham, SR7 0JY

Investment Opportunity ** Residential & Community Hub ** Village Location ** Outskirts of Durham & Sunderland ** Good Road Links North & South ** Spacious & Versatile ** Local Amenities & Short Drive to Seafront **

The property is being sold by Believe Housing, and was used as a community hub with residential flat above. *** ANY INTERESTED PARTIES SHOULD MAKE THEIR INTENTIONS OF USE KNOWN PRIOR TO ANY OFFERS, SO RESTRICTIONS CAN BE CHECKED ***
The property is currently restricted to use as a community hub and residential flat. Alternative uses, including office or residential conversion, may be considered on a case-by-case basis, subject to approval and any necessary planning permission from DCC. The agreed use will be restricted within the transfer documentation. Offers will be assessed on both price and proposed use, with the highest offer not necessarily accepted.

The ground floor layout comprises: Hallway, large reception area, kitchen, two wc's, store/utility, and office. The first floor flat, which has its own entrance comprises; hallway, good store area, landing, reception room, kitchen, three bedrooms, and bathroom. There is no outside space other than communal parking area.

Situated within an established residential area of Seaham, Byron Lodge Estate enjoys a convenient location close to a range of everyday amenities, including local shops, supermarkets, schools and transport links.

Seaham town centre and its attractive coastline are within easy reach, offering a selection of independent shops, cafés, restaurants and scenic coastal walks. The area is well served by nearby primary and secondary schools, while Seaham railway station provides connections to surrounding towns and cities.

Excellent road links offer convenient access to Sunderland, Durham and the wider North East, making this a practical location.































Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a (this is for guide and should be checked)
Tenure: Assumed Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Assumed all Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – Not as far as we are aware
Rights & Easements – None known but should be checked by legal representative
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

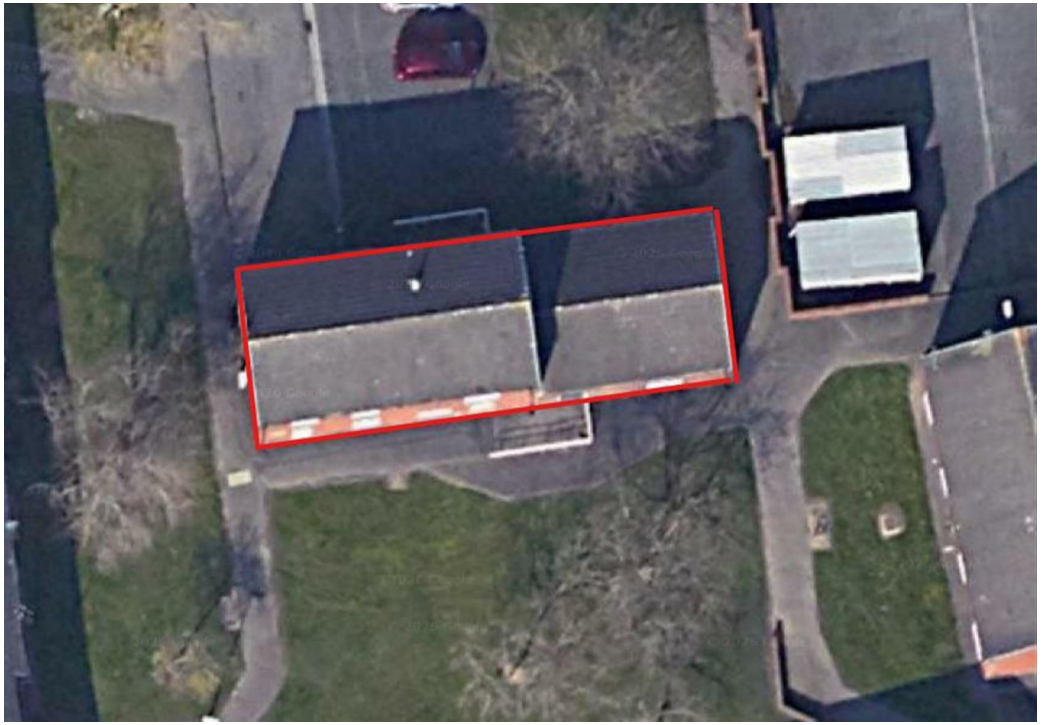
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



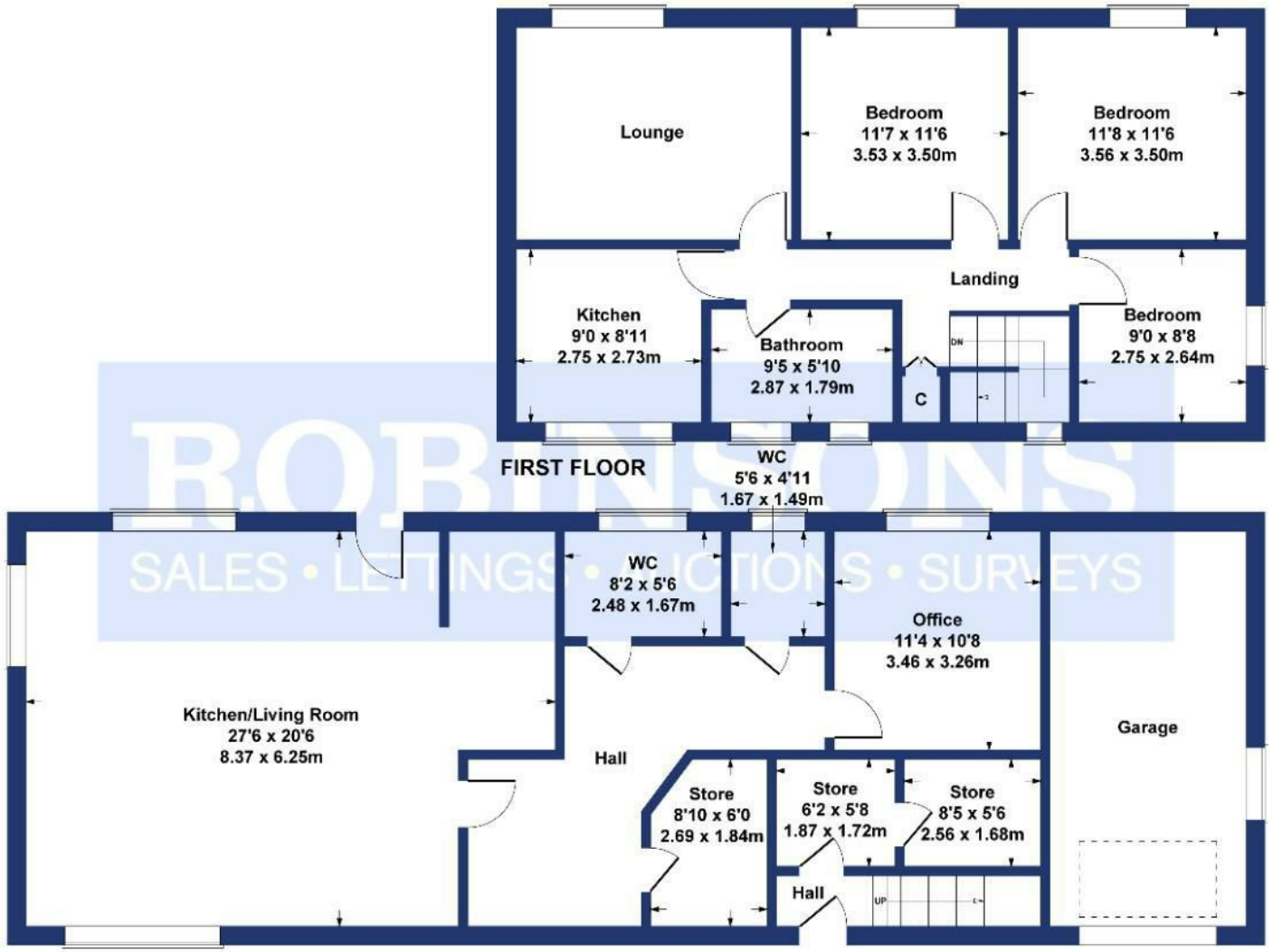






Byron Lodge

Approximate Gross Internal Area
2077 sq ft - 193 sq m

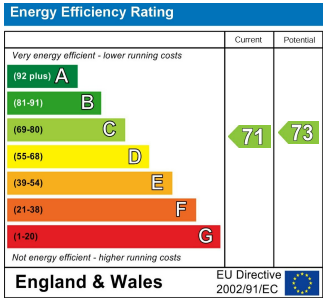


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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