






**Front Street, Sedgefield, TS21 3BW**
**1 Bed - Apartment**
**£74,950**

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Positioned within the heart of Sedgefield; we are delighted to offer to the market with no onward chain, this first floor apartment with one double bedroom within the popular Homebryth House development. Initially constructed by McCarthy & Stone Developments Ltd for those over the age of 60 (with partner being 55 or over) the complex itself comprises of 41 apartments with a non resident house manager available in case of emergency & 24 hour care line response, communal laundry room & communal lounge area for residents as well as pleasant landscaped managed gardens with seating areas. With easy access to all of the local amenities offered in & around Sedgefield & within excellent commuting distance to all major road networks & bus routes leading to Durham City, Darlington & Teesside, this tastefully decorated home also benefits from double glazing & 2023 re-fitted night storage heaters. This impressive apartment has been lovingly upgraded to incorporate a 2025 re-fitted kitchen & briefly comprises: Welcoming entrance hallway with storage, spacious lounge with window overlooking the rear elevation, the stunning 2025 re-fitted kitchen with a range of fitted wall & base units & integrated appliances, one double bedroom which was re-fitted in 2023 & a shower room. Externally, the communal gardens are immediately accessible & Sedgefield High Street is within easy strolling distance. We highly recommend thorough internal inspection in order to fully appreciate the style, standard & layout of this immaculate apartment for sale.

EPC Rating: C
Council Tax Band: A
Leasehold

**ENTRANCE HALLWAY**

**LOUNGE**
17'3 x 10'5 (5.26m x 3.18m)

**2025 RE-FITTED KITCHEN**
7'3 x 5'3 (2.21m x 1.60m)

**DOUBLE BEDROOM**
13'9 x 8'7 (4.19m x 2.62m)

**SHOWER ROOM**
6'9 x 5'4 (2.06m x 1.63m)

**EXTERNALLY**

**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.

**COMPLIANCE**
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.

**AGENTS NOTES:**
Service Charges £2832.94 per annum
Ground Rent £500 per annum











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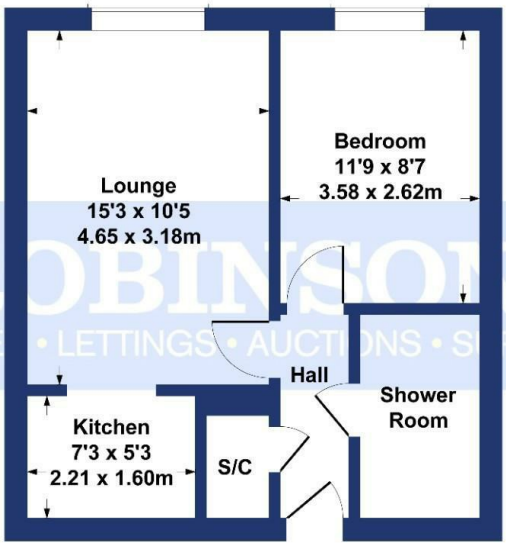
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

# Homebryth House, Sedgefield, TS21 3BW

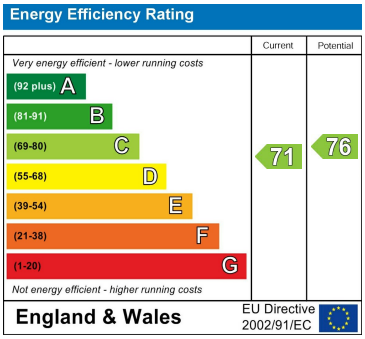
Approximate Gross Internal Area
409 sq ft - 38 sq m




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





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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.


RICS

ARLA Association of Residential Letting Agents

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