





Front Street, Sedgefield, TS21 3BW
1 Bed - Apartment
£72,950

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Nestled within the heart of the highly desirable village of Sedgefield, we are delighted to offer to the market with no onward chain this deceptively spacious, beautifully positioned first floor apartment within the popular Homebryth House development. Originally constructed by McCarthy & Stone Developments Ltd for residents aged 60 & over (with partners aged 55 & over), this well-established development comprises 41 apartments & offers a range of excellent communal facilities, including a non-resident house manager, 24-hour emergency care line response, residents' lounge, communal laundry facilities & beautifully maintained landscaped gardens with seating areas. Ideally situated within easy strolling distance of Sedgefield's charming High Street & its excellent range of local amenities, the property also enjoys convenient access to major road networks & bus routes. Further benefits include double glazing & electric storage heating. Enjoying a lovely position to the front of the development with attractive views towards the historic St Edmund's Church, this well-proportioned apartment briefly comprises: Welcoming entrance hallway, spacious lounge/dining area, fitted kitchen with a range of wall & base units, generous double bedroom with built-in wardrobes & a bathroom with three piece suite. Externally, residents can enjoy the beautifully maintained communal gardens, providing pleasant outdoor spaces in which to relax.
We highly recommend thorough internal inspection to fully appreciate the space, layout, delightful outlook & superb central location of this lovely apartment.

EPC Rating: D
Council Tax Band: A
Tenure: Leasehold

ENTRANCE HALLWAY

LOUNGE
17'11 x 10'7 (5.46m x 3.23m)

KITCHEN
7'5 x 5'7 (2.26m x 1.70m)

DOUBLE BEDROOM
13'7 x 8'7 (4.14m x 2.62m)

BATHROOM
6'5 x 5'2 (1.96m x 1.57m)

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.











OUR SERVICES

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Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Homebryth House, Sedgefield, TS21 3BW

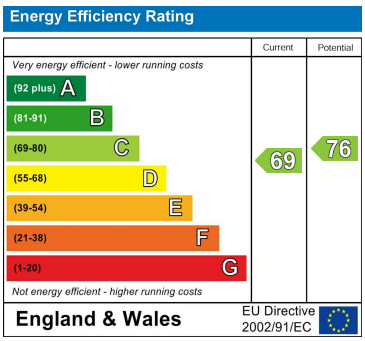
Approximate Gross Internal Area
499 sq ft - 46 sq m



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. 2021



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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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