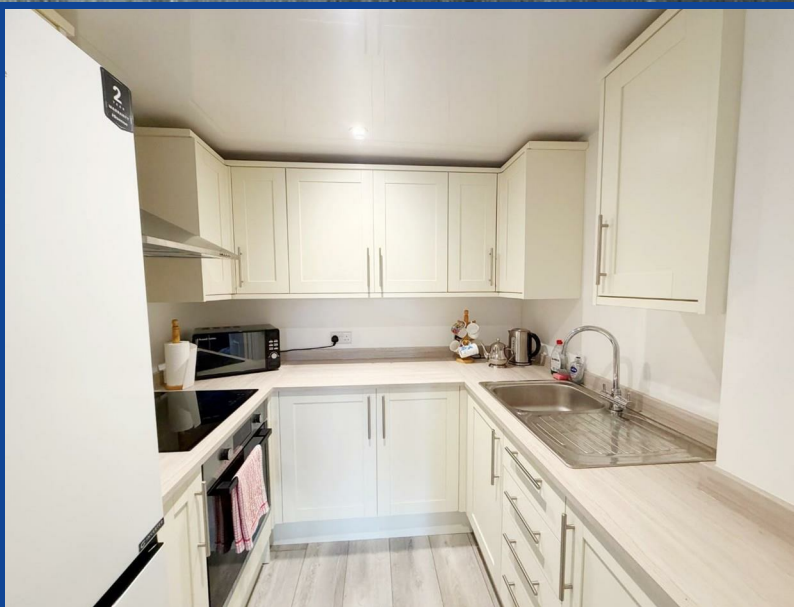




Front Street, Sedgfield, TS21 3BW
2 Bed - Apartment
£115,000

ROBINSONS
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Positioned within the heart of Sedgefield; we are delighted to offer to the market with no onward chain; this two bedroom ground floor apartment 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, this tastefully decorated home also benefits from double glazing & re-fitted night storage heaters. This impressive apartment has been thoroughly upgraded & modernised in 2025 & briefly comprises: Welcoming entrance hallway with storage, spacious lounge with window & access door to the side elevation, 2025 re-fitted fitted kitchen, two good sized bedrooms with fitted wardrobes & a 2025 re-fitted 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 lovely apartment for sale.

EPC Rating: C
Council Tax Band: A
Leasehold

ENTRANCE HALLWAY

LOUNGE / DINING AREA
14'5 x 11'4 (4.39m x 3.45m)

RE-FITTED KITCHEN
7'3 x 6'8 (2.21m x 2.03m)

MASTER BEDROOM
13'10 x 7'11 (4.22m x 2.41m)

BEDROOM TWO
14'1 x 9'0 (4.29m x 2.74m)

RE-FITTED SHOWER ROOM
9'0 x 8'5 (2.74m x 2.57m)

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

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

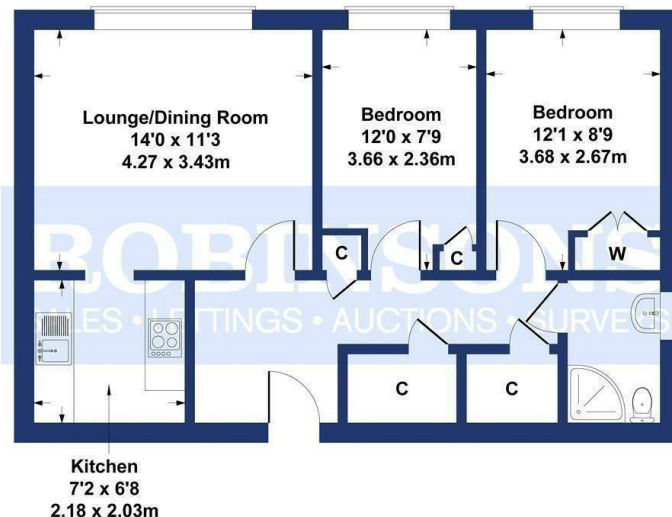
Strategic Marketing Plan

Dedicated Property Manager

Homebryth House, Front Street Sedgefield

Approximate Gross Internal Area

622 sq ft - 58 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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CHESTER-LE-STREET

45 Front Street

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CROOK

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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