



MICHAEL HODGSON

estate agents & chartered surveyors



## SEA WINNINGS WAY, SOUTH SHIELDS

£164,950

Delighted to offer this much larger than normal Top Floor Apartment covering a corner of the building and giving it panoramic coastal and sea views from the living room and a bedroom window. The home offers a super lounge diner, two good sized bedrooms, a fitted kitchen with some integral appliances and porcelain floor tiles and a bathroom with shower over the bath. Outside is an allocated parking bay in the communal car park. If you are looking for an apartment on this sought after development that offers more space than the normal, then look no further.

Apartment  
Superbly Sized Corner  
Accommodation  
Lovely Property  
Long Leasehold Title 150 years  
from 2003

Top Floor  
Two Bedrooms  
Viewing Advised  
EPC rating: C



SEA WINNINGS WAY, SOUTH SHIELDS

£164,950

---

Communal entrance hall  
Via an entry system with stairs to all floors and door to the rear car parking area.

Entrance lobby  
With a radiator

Entrance hall  
Loft access, spot lights and a radiator

Lounge dining room  
27'2" max x 11'4"  
A superb large room covering a corner and with great panoramic views of the sea and coastline, spot lights, laminate floor and two radiators

Kitchen  
10'9" max x 9'4"  
Fitted with a range of wall and base units with worksurfaces housing a sink unit, gas hob with oven under and filter hood over, integral dishwasher, separate fridge and freezer, washer, tiled splash backs and porcelain floor tiles, radiator

Bathroom  
9'6" x 6'3"  
A three piece white suite of a bath with mixer shower over, wash basin and WC, part tiled walls and a tiled floor, radiato

Bedroom 1  
12'5" x 8'8"  
Radiator

Bedroom 2  
11'2" x 9'8"  
Great coastal views, radiator

External  
An allocated parking bay to the rear communal car park

Note  
Long Leasehold Title 150 years from 2003. Ground Rent £211 per annum. A maintenance charge is payable for the upkeep of all communal areas and includes buildings insurance. This is currently £1261 per annum.. Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 71 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Vodafone and EE limited, Three unlikely

COUNCIL TAX  
The Council Tax Band is Band C.

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

