



## Beaumont Crescent

Horden, SR8 4AW

Asking Price £55,000



Public Notice "We are acting in the sale of the above property and have received an offer of £58,000 Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 24/09/26"

A spacious two-bedroom semi-detached property offering excellent potential for investors, landlords and first-time buyers. Requiring modernisation, the accommodation includes two separate reception rooms, a fitted kitchen, utility room, two good-sized bedrooms and a first-floor bathroom. The property also benefits from gardens extending to the front, side and rear, uPVC double glazing and gas central heating. Conveniently located for local amenities, schools, Horden railway station and the A19, early viewing is highly recommended.



Entrance Hallway

Accessed through a uPVC external door, the entrance hallway features laminate flooring, a radiator and a double-glazed window providing natural light. Stairs rise to the first-floor landing, with access provided to the ground-floor accommodation.

Lounge 12'11" x 8'11" (3.95m x 2.73m)

A separate reception room positioned towards the front of the property, featuring a large uPVC double-glazed window, laminate flooring, decorative coving and a radiator. The room offers space for a range of lounge furniture and provides scope for cosmetic updating.

Dining Room 12'5" x 7'11" (3.80m x 2.43m)

The second reception room is located towards the rear and features laminate flooring, a radiator and uPVC double-glazed French doors opening directly onto the rear garden. The room could be used as a formal dining area, additional sitting room or family space.

Kitchen 11'3" x 9'9" (3.43m x 2.98m)

The kitchen is fitted with a selection of wall and base units, contrasting work surfaces, tiled splashbacks and a sink and drainer positioned beneath a uPVC double-glazed window overlooking the rear garden. There is a fitted gas hob, space for additional appliances, laminate flooring, a radiator and access to the utility room

Utility Room 8'2" x 7'10" (2.49m x 2.40m)

A useful additional room offering valuable storage and workspace. Features include laminate flooring, a radiator, fitted work surface, uPVC double-glazed window and an external door providing access to the side and rear garden.

Landing

The first-floor landing is reached via the staircase from the entrance hallway and provides access to both bedrooms and the family bathroom.

Master Bedroom 16'4" x 10'2" (4.98m x 3.11m)

A generously proportioned main bedroom featuring two uPVC double-glazed windows, allowing plenty of natural light into the room. Further features include fitted carpet, a radiator and a cupboard housing the wall-mounted central-heating boiler.

Second Bedroom 11'4" x 8'8" (3.46m x 2.65m)

A good-sized second bedroom featuring a wide uPVC double-glazed window, fitted carpet and a radiator. The room offers sufficient space for a bed and additional bedroom furniture.

Bathroom

The bathroom is fitted with a three-piece white suite comprising a panelled bath, pedestal wash hand basin and low-level WC. Further features include tiled walls, tiled flooring, a chrome heated towel rail and a frosted uPVC double-glazed window.

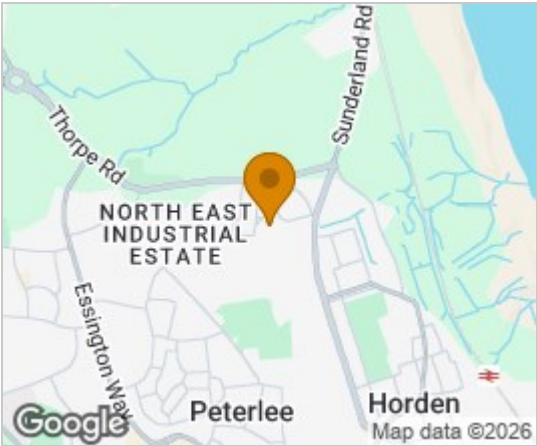
Outdoor Space

The property occupies an end position with gardens extending to the front, side and rear. A pathway leads to the entrance, while the side garden provides access around the property.

The generous rear garden is enclosed by timber fencing and currently includes lawned and planted areas, a paved section and a timber storage shed. The outside space requires attention but offers excellent potential to create an attractive garden and seating area.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

