



2 Bedrooms

Set in one of the area's most sought-after coastal locations, this exceptional property enjoys panoramic views stretching across the harbour and out to sea. Just moments from the waterfront, it offers the perfect blend of tranquillity and convenience—making it an ideal seaside retreat or a standout investment. Homes in this location are rarely available, making this a truly special opportunity.

Inside, the spacious, light-filled layout offers impressive flexibility. The master bedroom is complemented by a versatile second bedroom, easily adaptable as an additional sitting room or home office. The generous lounge/dining area flows effortlessly into a well-appointed kitchen, complete with integrated appliances. Both the main bathroom and ensuite are finished to a high standard, reflecting the overall quality of the home.

With gas central heating, double glazing, and quality fittings throughout, this property delivers both comfort and style—but it's the generous proportions and abundance of natural light that truly make it stand out.

Early viewing is highly recommended to fully appreciate the space, quality, and exceptional location this remarkable home has to offer.

# Marquess Point

## Seaham, SR7

Asking Price:

**£195,000**

EPC Rating: B



**Entrance Hall:**

Secure entry system into the building. Apartment situated on the first floor landing. Security door to entrance hallway leading to doors to lounge, bedrooms and bathroom. Two storage cupboards.

**Lounge/Diner:**

**5.31 x 3.98**

Double glazed bay window to side, laminate flooring, 2 radiators and spotlights.

**Kitchen:**

**3.28 x 2.55**

A range of wall and base units, double glazed window to side, electric oven with gas hob and extractor fan over. Built in fridge freezer, dishwasher and cupboard housing boiler.

**Bedroom 1:**

**4.52 x 6.53**

Double glazed bay window to front, 2 double glazed windows to side, 2 radiators and laminate flooring.

**Ensuite Bathroom:**

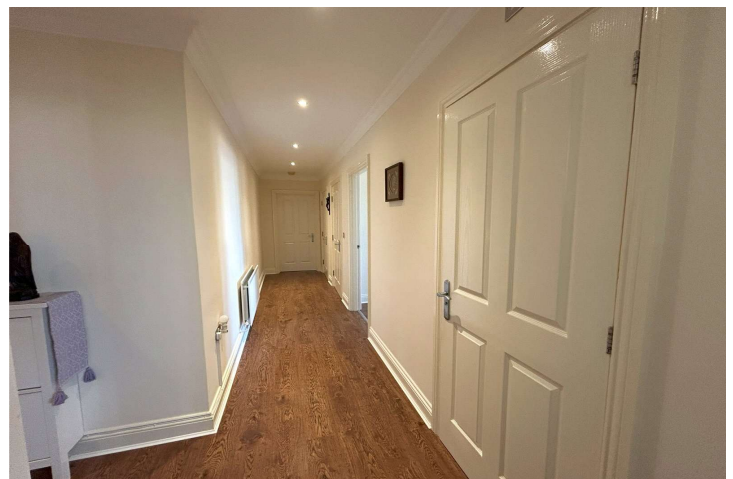
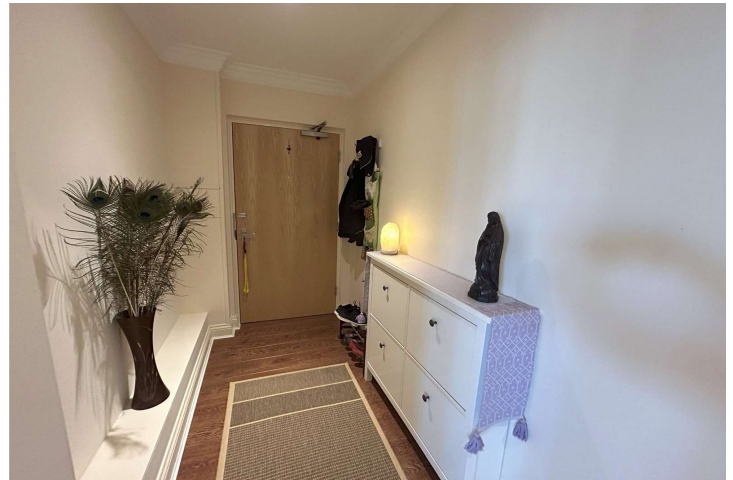
**1.66 x 2.49**

Tiled floor, double glazed window, stand alone shower unit with WC, wash hand basin and radiator.

**Bedroom 2:**

**4.00 x 6.55**

Double glazed bay window, laminate flooring and radiator.



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)

**Bathroom:****2.56 x 1.70**

Tiled floor, extractor fan, bath with electric shower over, WC and wash hand basin.

**Externally:**

With secure entry system and allocated parking bay.

**Construction:**

Traditional construction.

**Electric Car Charger:**

No.

**Broadband Speed:**

Can be obtained using this link.

<https://www.broadbandspeed.co.uk/>

**Disclaimer:**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

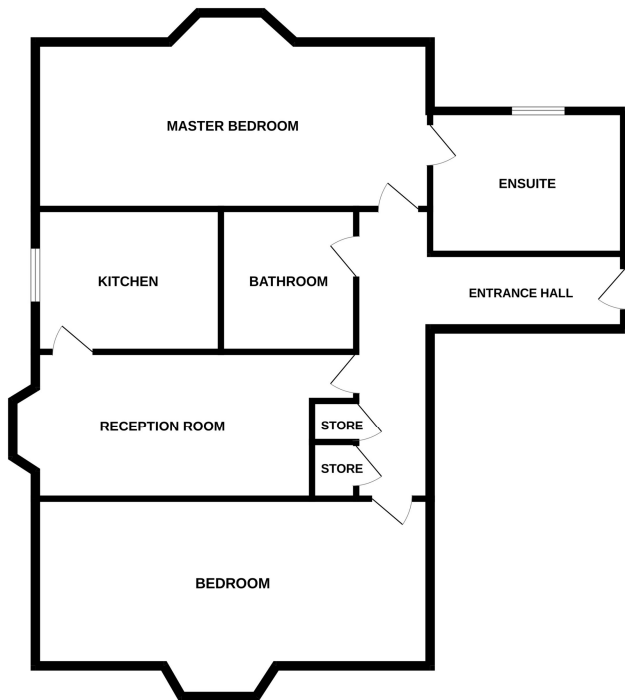


**Tenure** - Leasehold

**Viewing** - By appointment through Holbrook & Co



GROUND FLOOR  
1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CS025



Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

[www.holbrookandco.co.uk](http://www.holbrookandco.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