



1 Bedrooms

Beautifully presented, move-in-ready one-bedroom apartment, perfectly positioned to take full advantage of Seaham's breathtaking coastal scenery.

The apartment features an open-plan layout, a well-appointed kitchen, modern bathroom and a spacious bedroom designed for comfort. A private parking space is included, offering convenience and security.

Rarely available, this apartment is ideal for professionals or anyone seeking a peaceful coastal lifestyle, this property combines modern living with an unbeatable location

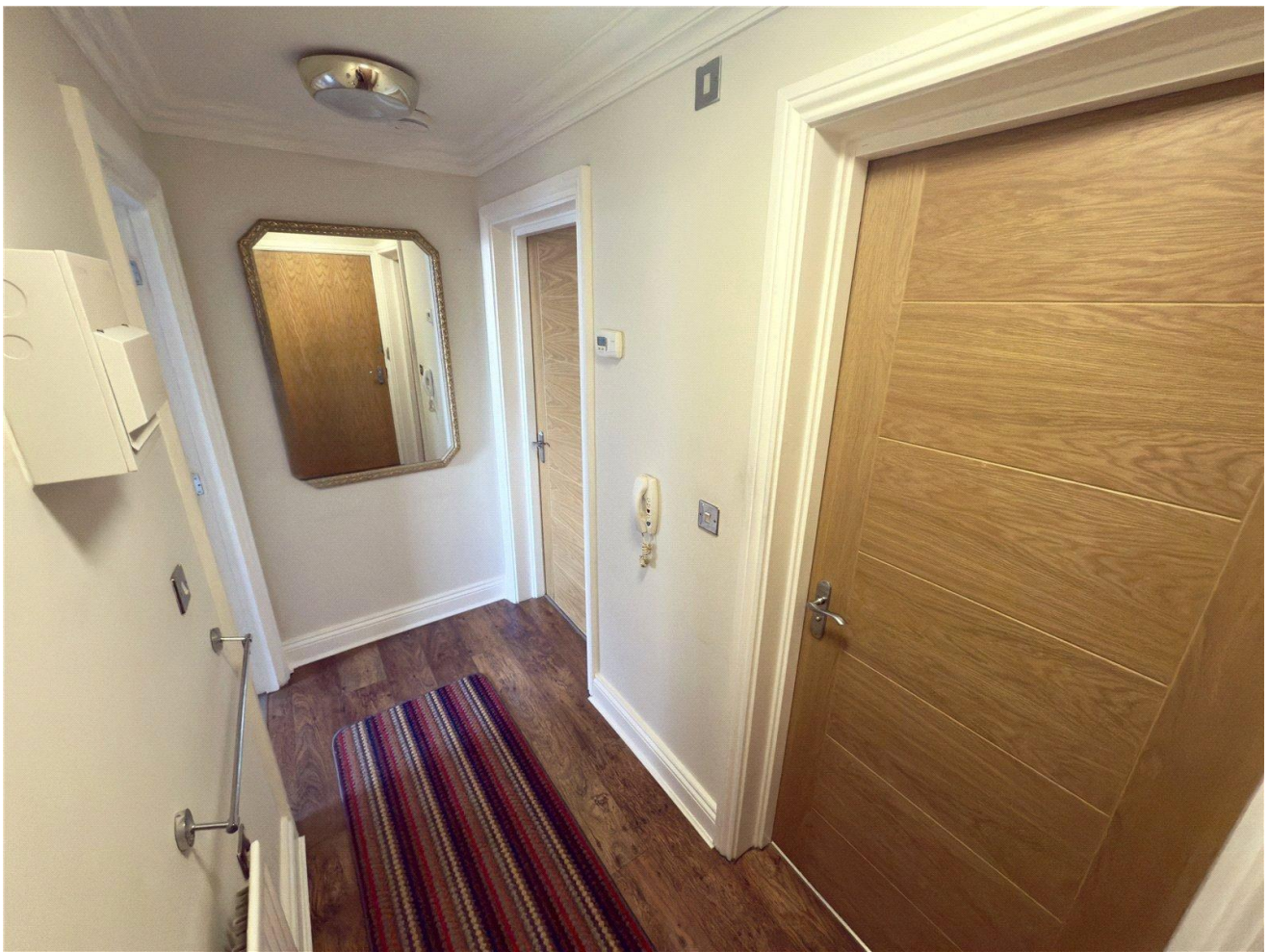
# Marquess Point

Seaham, SR7

Asking Price:

**£147,000**

EPC Rating: D



**Hallway:**

**1.2 x 3.8**

With laminate flooring, radiator and access to intercom

**Lounge:**

**4.3 x 6.25**

With laminate flooring, spotlights, radiator

**Kitchen:**

**2.57 x 3.2**

With a range of wall and base units, laminate flooring, part tiled walls, spotlights, stainless steel sink, integrated oven and hob, extractor fan.

**Bathroom:**

**2.84 x 1.68**

Tiled bathroom suite with shower, WC, wash hand basin, mirrored wall storage unit, storage cupboard and extractor fan.

**Bedroom:**

**2.84 x 4.42**

Double glazed window, radiator with wood flooring and wardrobes.

**Tenure** - Leasehold

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



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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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