



20 WATERS EDGE CLOSE | WHITEHAVEN | CUMBRIA | CA28 9PE

PRICE £130,000





SUMMARY

We love this modern purpose built first floor apartment which sits atop the sea cliff and looks out over the Irish sea towards the Isle of Man. Offered chain free this will suit a couple, investor or someone wanting a 'lock up and leave' and includes an entrance hall, an open plan light filled living/breakfast/kitchen with a balcony from where to enjoy those views and of course the sunsets, a main bedroom with en-suite shower room and a second double bedroom plus further shower room. There is a shared garden to the rear with drying lines and also allocated parking in an area to the rear. So much to like about this place...

EPC band B

GROUND FLOOR COMMUNAL ENTRANCE HALL

A door at the front of the building gives access to the two ground floor apartments with stairs to first floor level and the two first floor properties. A glazed door leads to the communal rear garden.

FIRST FLOOR LANDING

With front door leading into entrance hall

ENTRANCE HALL

An L-shaped hall with doors to rooms, double storage cupboard, security intercom handset, access to loft space, radiator, coved ceiling

LIVING/BREAKFAST/KITCHEN

A lovely open plan room with stunning sea views, including three areas. the living area has double glazed window to front with sea views, two radiators, coved ceiling.

The kitchen area is fitted in a wide range of base and wall mounted units with work surfaces and including breakfast bar, single drainer sink unit with double glazed window over providing views of the headland and to the Isle of Man, gas hob with oven and extractor, integrated fridge freezer, washing machine and dishwasher, built in cupboard housing combi boiler, double glazed door with two picture windows leads out onto balcony, fitted blinds

BALCONY

With metal bannister and space for bistro table and chairs. Stunning panoramic views out over the cliffs, sea and to the Isle of Man.



BEDROOM 1

Double glazed window to rear, double radiator, three built in double wardrobes

EN-SUITE SHOWER ROOM

Shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Towel rail, extractor fan, part tiled walls

BEDROOM 2

Double glazed window to rear, radiator, two built in double wardrobes

SHOWER ROOM

Walk-in shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Towel rail, part tiled walls, extractor fan

EXTERNALLY

In addition to the communal gardens the property has allocated parking in a residents area located at the back of the building.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Leasehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integral fridge freezer, washing machine and dishwasher

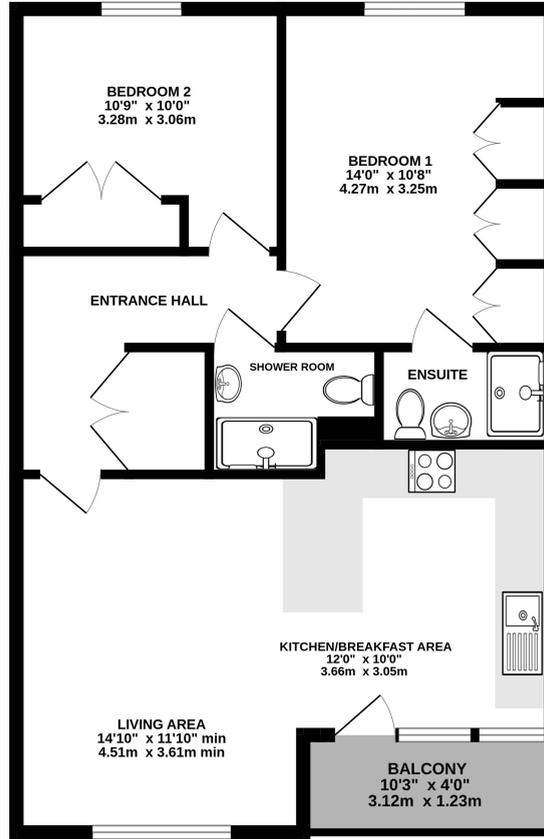
The property is not listed

DIRECTIONS

From the town centre take St Bees Road out past Aldi and Asda, taking a right turn uphill on the Ginns to Kells Road. At the top of the hill bear left, pass the Pharmacy and then turn right into Waters Edge Close. Take the right hand cul de sac and follow this to the end where the property will be situated on the right hand side overlooking the sea.



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	