



FLAT 3 HARBOURSIDE WEST STRAND | WHITEHAVEN | CUMBRIA | CA28 7LR

PRICE £115,000



Lillingtons  
Estate Agents



## SUMMARY

Located right on the side of the marina and enjoying views of the boats, bandstand, The Beacon and harbour lighthouse this first floor apartment in this characterful Grade II listed building must be on your viewing list! The block is serviced by a lift making this an ideal downsize into town and the apartment is offered for sale chain free. The property includes a generous living/dining room and a box bay window overlooking the marina, a recently upgraded stylish fitted kitchen, a light filled main bedroom with two windows overlooking the harbour, a decent size second bedroom and a modern bathroom. Don't delay get a viewing booked in today...

EPC band C

## GROUND FLOOR COMMUNAL HALLWAY

The entrance to the block is at the rear where there is an enclosed courtyard area with security door leading into a hall. Access to lift and stairs to upper floors. A first floor landing leads to the front door into apartment.

## FIRST FLOOR ENTRANCE HALL

An L-shaped hall with doors to rooms, storage/airing cupboard, ceiling beam, electric heater

## LIVING/DINING ROOM

A generous room with a box bay double glazed window to front with space for bistro set and lovely views out over the marina. Further double glazed window to front, two exposed beams, electric heater, space for dining table and chairs, door into kitchen

## KITCHEN

A modern stylish recently fitted kitchen including a range of base and wall mounted units with work surfaces, electric hob with oven and extractor, integrated fridge freezer and washer/dryer, single drainer sink unit, extractor fan, electric heater

## BEDROOM 1

A decent double bedroom with two double glazed windows to front with harbour views, electric heater, exposed beam

## BEDROOM 2

Double glazed window to front with harbour view

## BATHROOM

A bi-fold door leads into bathroom which includes a panel bath with twin head thermostatic shower unit and a useful plinth for bath products, hand wash basin with cupboard under, low level WC. Extractor fan, chrome towel rail, wood style flooring

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Leasehold. Residents association owns the freehold.

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge/freezer and washer/dryer

Broadband type & speeds available: Standard 17Mbps/Superfast 80Mbps/Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has limited service but all others are ok. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is Grade II listed

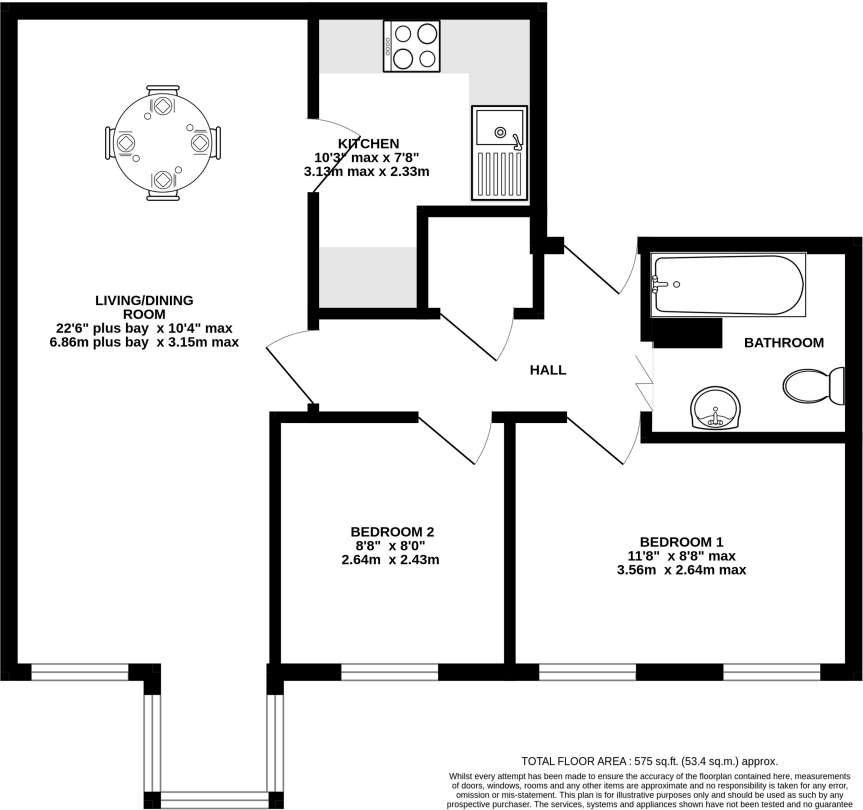
## DIRECTIONS

From the office walk towards the harbour and once by the side of the marina turn left to walk towards The Beacon. The building is located on the left behind the bandstand and the entrance is located at the back of the building by the harbour carpark





GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		