



11 SEA VIEW | CUMBRIA | ST BEES | CA27 0BB

PRICE £195,000





SUMMARY

Sitting pretty in the super popular coastal village of St Bees which lies at the start/finish of Wainwright's famous Coast to Coast walk, this end terrace house must be on your 'to view' list. Offered chain free, the property enjoys an open outlook with views out over the Golf Course to the sea and is handily located for access to the schools, shop, pubs and the station (oh and of course the sandy beach). The accommodation includes an entrance hall, spacious living room, fitted kitchen/breakfast room, a separate utility room, three bedrooms plus a WC and shower room. A great opportunity to buy your first home in St Bees!

EPC band C

GROUND FLOOR HALLWAY

Patterned double glazed uPVC door into hallway with double glazed picture window beside, stairs rising to first floor, door to living room, double panelled radiator.

LIVING ROOM

Double glazed uPVC window to front with a view towards St Bees Head, double radiator, fire surround, coved ceiling, door to kitchen/diner.

KITCHEN/DINING ROOM

Range of units at base and eye level, with work surfaces, space for fridge, fitted slimline dishwasher, space for table and chairs, one and a half bowl sink with mixer tap, integrated double oven and five ring gas hob with filter over, double panelled radiator, double glazed window to rear, door to under stairs cupboard and utility.

UTILITY ROOM

Double glazed uPVC door to rear, single panel radiator, units at base and eye level, stainless steel sink, space for washing machine, wall mounting gas combination boiler, tile effect flooring

FIRST FLOOR LANDING

Doors to rooms, loft access, coved ceiling

BEDROOM 1

Double glazed uPVC window to front with a view over the golf course to the sea, double radiator, built in cupboard

BEDROOM 2

Double glazed uPVC window to rear, single panel radiator.

BEDROOM 3

Double glazed uPVC window to front with sea views, double radiator, stair bulkhead



SHOWER ROOM

Double shower cubicle with electric shower unit, pedestal hand wash basin, patterned double glazed uPVC double glazed window to rear, single panel radiator, PVC cladding to splash areas.

SEPARATE WC

Low level WC, radiator, double glazed window to side.

GARDEN

To the front there is a garden area laid to lawn with steps and path to front door. A side path leads round to a shared access for the terrace and to the other side of this there is a higher level low maintenance garden laid with stone chippings.

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: St Bees Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, dishwasher

Broadband type & speeds available: Standard 3Mbps / Superfast 69Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and Vodafone have service indoors but others have limited signal. All providers have service outside

Planning permission passed in the immediate area: None known

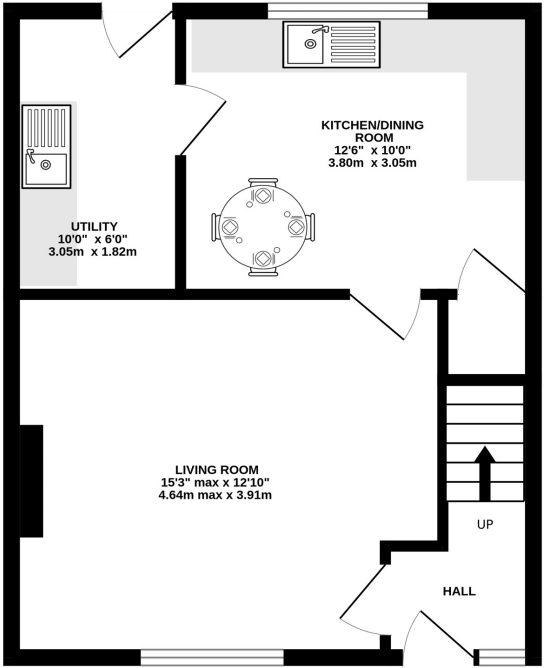
The property is not listed

DIRECTIONS

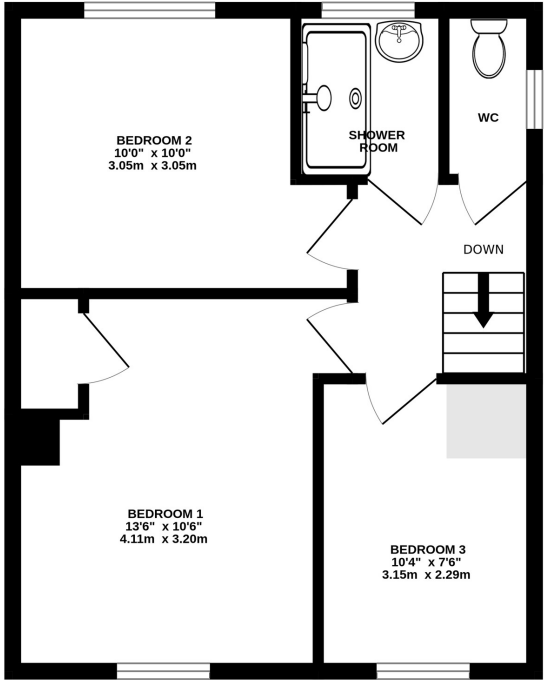
From Whitehaven take Low Road out to St Bees and descend the hill into the village. Cross the railway and proceed through the village centre past the local shops. Turn right into Seamil Lane and first right again into Sea View where the property will be situated on the right hand side.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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.
Made with Metropix ©2025

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+)	71	85		
A				
(81-91)				
B				
(69-80)				
C	71	85		
(55-68)				
D				
(39-54)				
E	71	85		
(21-38)				
F				
(1-20)	71	85		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				