

# BRUNSWICK COURT, 59A HIGH STREET, MARSKE-BY-THE-SEA, TS11 6JQ



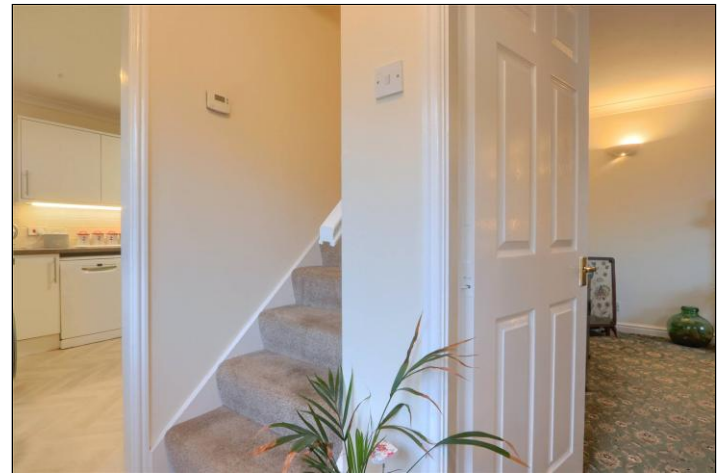
- ▲ Flat/Townhouse
- ▲ Three/Four Bedrooms
- ▲ Two Bathrooms
- ▲ Fantastic Family Home Spanning Approximately 1,600 Sq. Ft over Three Floors

- ▲ High Gloss Kitchen Breakfast Room
- ▲ Stunning Victorian Former Chapel
- ▲ Loft/Storage Space
- ▲ Allocated Parking & Brick Built Store
- ▲ Full Width Patio Area

**£230,000**

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Simply bring your furniture to this spacious family home spanning approximately 1,600 sq. ft over three floors. This versatile Victorian property benefits from a modern style high gloss kitchen breakfast room, a separate generous dining room and first floor living room. Nicely positioned on Marske's bustling High Street with full width patio area. Brilliant for local amenities, acclaimed schooling, far reaching transport links and the beach. Early serious viewing is advised to fully appreciate this unique property.

**GROUND FLOOR**

**HALL - 2.06m x 1.01m (6'9" x 3'4")**

Part glazed composite entrance door with decorative glasswork, Herringbone grey oak vinyl flooring, staircase to the first floor and doors to the kitchen breakfast room and dining room.

**KITCHEN BREAKFAST ROOM - 2.93m x 4.67m (9'7" x 15'4")**

A high gloss fitted kitchen with contrasting roll edge worktops and stainless steel handles, integrated electric oven and gas hob with stainless steel extractor hood, integrated fridge freezer, plumbing for washing machine and slimline dishwasher. Part tiled walls, radiator, generous under stairs storage cupboard, radiator, grey oak vinyl flooring, wall mounted Baxi combi boiler and a UPVC window overlooks the front patio area.

**DINING ROOM - 4.12m (13'6") reducing to 2.92m (9'7") x 4.56m (15') reducing to 3.48m (11'5")**

A versatile spacious room previously used as a living room with wood fire surround with marble insert and hearth and electric fire, radiator and twin UPVC windows.

**FIRST FLOOR**

**LANDING - 1.86m (6'1") reducing to 0.86m (2'10") x 1.81m (5'11") reducing to 0.86m (2'10")**

With neutral decoration and doors to the bathroom and living room.

**LIVING ROOM - 5.21m (17'1") reducing to 3.24m (10'8") x 4.62m (15'2") reducing to 2.63m (8'8")**

This former bedroom space has been transformed into a homely light and bright living room with neutral decoration including carpet, radiator, picture style UPVC window, open staircase to the second floor with storage cupboard and door to bedroom three.

**BEDROOM THREE - 2.90m x 3.13m (9'6" x 10'3")**

A double room currently used as a home office space with radiator and UPVC window overlooks the High Street.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## **BATHROOM - 2.60m x 1.45m (8'6" x 4'9")**

A white suite with over bath electric shower unit with extractor fan, fully tiled walls, vanity storage unit with downlighters and power points, chrome towel radiator and vinyl flooring.

## **SECOND FLOOR**

### **LANDING AREA - 1.08m x 1.45m (3'7" x 4'9")**

With neutral décor, UPVC window, panelled doors to bedroom one and two and access to the loft space via a retractable loft ladder.

### **BEDROOM ONE - 5.19m (17') reducing to 1.92m (6'4") x 4.57m (15') reducing to 3.09m (10'2")**

A fantastic spacious room with neutral decoration including carpet, masses of integrated storage, radiator, UPVC window overlooks the High Street and door to the Jack & Jill Bathroom.

### **JACK & JILL BATHROOM - 2.87m x 1.27m (9'5" x 4'2")**

White suite with electric shower, extractor fan, part tiled walls, high gloss vanity storage unit, chrome towel radiator, grey vinyl flooring and doors to both bedrooms.

### **BEDROOM TWO - 2.83m x 3.28m (9'3" x 10'9")**

A nicely presented double room with radiator, UPVC window overlooks the High Street and door to the Jack & Jill Bathroom.

## **THIRD FLOOR**

### **LOFT/STORAGE ROOM - 4.55m x 2.05m (14'11" x 6'9")**

Accessed via a retractable loft ladder, a fully decorated space with feature window, power, lighting, and masses of further eaves storage.

## **EXTERNALLY**

The front of this historic property benefits from a full width elevated paved patio area and to the rear there is allocated parking and a handy brick built store.

**AGENTS REF:** - CF/LS/RED250941/10122025

**Council Tax Band:** C

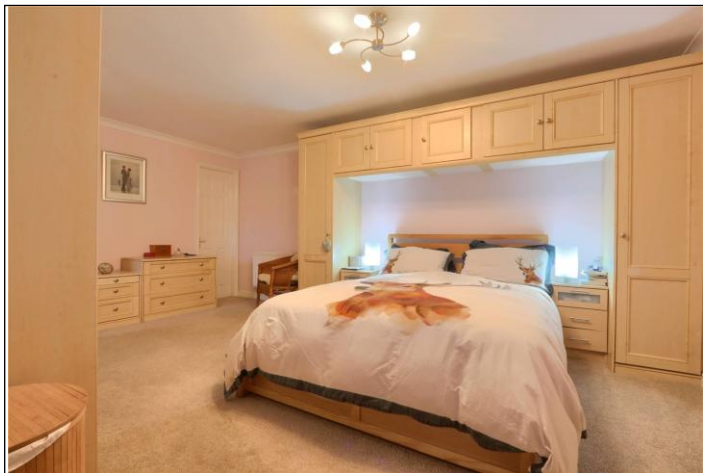
**Tenure:** Freehold

**TO VIEW:** Contact our Redcar office on

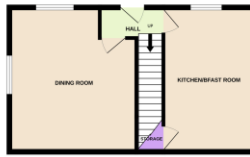
Tel: **01642 285041**



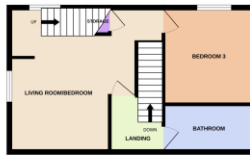
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GROUND FLOOR



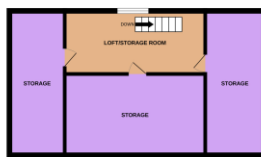
1ST FLOOR



2ND FLOOR



3RD FLOOR



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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