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2 Southend Place, Darlington
Asking Price £230,000

Situated in the heart of Darlington, Southend Place presents an exceptional opportunity to acquire one of the finest apartments in the area. This beautifully converted apartment, boasting a generous 1,119 square feet of living space, is a true testament to elegance and sophistication. Built in 1900, the property retains an abundance of charm and character, showcasing a delightful array of period features that enhance its unique appeal.

The apartment comprises three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The two bathrooms are finished to the highest standards, ensuring both comfort and convenience. The reception room is a splendid area for relaxation and entertaining, reflecting the fine interior design that permeates the entire home.

Offered for sale with no onward chain, this stunning apartment is ready for its new owners to move in and enjoy. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to impress with its blend of modern luxury and historical charm. Do not miss the chance to make this remarkable apartment your new home in Darlington.







2 Southend Place, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A truly outstanding opportunity has arisen to acquire a stunning three bedroom duplex apartment occupying a most pleasing position on Southend Place within the highly desirable west end of Darlington,
This has to be one of the finest apartments in Darlington. The property is finished to the highest of standards with truly luxurious fixtures and fittings and offering fine interior design.
Situated in a period property, retaining a number of period features and offering an abundance of charm and character.
Gas fired central heating
Council Tax Band
This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity to avoid disappointment.

Location
The property is superbly positioned on Southend Place within the desirable west end of Darlington. Situated a short walk from Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, Mowden Infant and Junior School, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Communal Hallway
The property is entered through a solid wood door leading into the communal entrance hallway. A staircase leads to the first floor.

Reception Hallway
The welcoming reception hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones. The hallway benefits from a video intercom access system, LTV flooring, picture rail and coved ceiling.

Claokroom
The cloakroom has a tiled floor, part panelled walls and is fitted with a modern suite comprising of a wash hand basin and low level WC.

Lounge
16'6" x 13'5"
The simply stunning lounge is situated to the front elevation of the property overlooking park land. Finished to the highest of standards the lounge is beautifully decorated. Warmed by two central heating radiators and benefiting from a double glazed bay window, laminated flooring, a beautiful ceiling rose and an original feature fireplace with granite inserts, granite hearth and a coal effect gas fire.,

Kitchen / Breakfast Room
16'6" x 8'1"
The stunning kitchen / breakfast room is beautifully decorated and is fitted with a comprehensive range of wall, floor and drawer units with Dekton worktops incorporating a ceramic sink. The kitchen / breakfast room is warmed by a central heating radiator and benefits from LTV flooring, a period fire place with cast iron inserts, tiled splashbacks and a number of integrated appliances including an electric hob, a combined oven and microwave, a fridge / freezer and a dishwasher. There is ample room for a dining table.

Second Floor
A staircase leads to the second floor landing. The landing is tastefully decorated in neutral tones and benefits from a Velux sky light.

Principal Bedroom
16'11" x 13'2"
The principal bedroom is warmed by a central heating radiator, is tastefully decorated and offers fine interior design. The principal bedroom benefits from a Velux window, a UPVC double glazed Dorma window to the side elevation of the property, part panelled walls, a period feature fire place with a tiled hearth and an adjoining En Suite shower room.

En Suite Shower Room
The En Suite shower room has a tiled floor, plumbing for an automatic washing machine / dryer, a walk in dressing room and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

Bedroom Two
13'4" x 10'9"
A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed windows with side lights and a period cast iron fireplace.

Bedroom Three
11'7" x 8'2"
With a UPVC double glazed Dorma window a further double bedroom warmed by a central heating radiator, beautifully decorated and benefiting from a period cast iron fire place with a tiled hearth.

Bathroom
The bathroom is warmed by a central heating radiator, has a beautiful stone tiled floor by Manderin, partially tiled walls and is fitted with a luxurious suite comprising of a roll top bath and a wash handbasin.

Externally
Externally there is an allocated off road car parking space.





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