



2 Bath Terrace

Seaham



2 Bath Terrace, Seaham

2 Bath Terrace is a truly exceptional Grade II listed Georgian regency townhouse that captures the charm, history, and architectural finesse of Seaham's most illustrious era. Built in 1830 as part of a visionary plan led by the 3rd Marquess of Londonderry, this handsome, four storey regency property forms part of an elegant south-facing terrace designed by the renowned John Dobson, one of the North of England's most celebrated 19th-century architects

Dobson, who was best known for his work on Newcastle Central Station and the city's neoclassical heart, brought his signature refinement and symmetry to Bath Terrace, modelling it after the grand townhouses of London and Bath.

Positioned to make the most of Seaham's coastal splendour, this much loved family home enjoys sweeping views across the communal lawned garden, the lighthouse, and the bustling harbour, with its rear aspect overlooking the wild beauty of Seaham's beach and dramatic cliffs. Its whitewashed façade, original stone steps, and sun-warmed frontage make it one of the most admired properties in town.

Inside, the home retains many hallmark features of Georgian design, with generously proportioned rooms, soaring ceilings, original fireplaces and an air of quiet grandeur. These architectural flourishes speak to an era when Seaham, once a thriving commercial port, was experiencing its heyday in the late Georgian and early Victorian period, leaving behind a rich architectural legacy.

As one of only a handful of high-quality homes realised from the Marquess's original masterplan, 2 Bath Terrace is more than just a home—it's a living piece of Seaham's heritage, offering timeless elegance, coastal beauty, and a rare opportunity to own a part of the town's most iconic address.

Internal accommodation comprises;

A double door to the front of the property leads to an entrance vestibule, which in turn leads to the entrance hallway with original feature staircase and picture window | The front facing sitting room has a bay window directly overlooking the main town green and sea | The rear facing drawing room has a wealth of period features including marble fire surround and working window shutters, as well as a view to the rear garden and coastline.

At lower ground level, there is an open plan kitchen and dining/family room, which is an excellent space | There is a room which is currently used for storage but could easily accommodate a pantry/utility room | The rear porch gives access to a cloakroom/wc and an external door leads to the rear courtyard, with outhouse/laundry room and steps up to the rear private lane.

Returning to the hallway, stairs lead to the first floor, with three double bedrooms, one of which benefits from an en-suite shower room/wc. There is also a guest shower room/wc which has been recently modernised and is fitted to a very high standard.





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To the second floor, the master bedroom boasts stunning elevated aspect from the attic bay window over the town and famous Tommy statue, as well as direct North Sea views, with the benefit of an en-suite bathroom/wc | The fifth bedroom is a generous single with Velux rooflight.

Externally, the property shares a gravelled driveway to the front where there is resident parking, and to the rear is a private lane for all residents which leads to a double driveway with gated access to both the raised sundeck as well as the stunning lawned garden.

Below the raised deck, which is perfect for alfresco dining, there is an original outhouse/workshop and this space offers excellent potential for further development into a multifunctional gym/office/studio or further entertaining area. There is also a timber summerhouse to the foot of the garden which has a south facing frontage and is a beautiful addition to the garden.

The idyllic garden is wonderfully private and features a mix of mature trees and shrubs, as well as lawned areas interspersed with seating sections to maximise the use of the space. Following their purchase in 2021, the owners have lovingly renovated and refurbished the property to an exceptional standard, whilst sympathetically restoring stunning period features to bring the house back to its original glory.

Situated in the very heart of Seaham, Bath Terrace offers an enviable location with stunning open views across the public green, home to the iconic Tommy statue and local war memorial. This sought-after address places you just steps away from the town's vibrant café culture, bistros, wine bars, independent shops, and the award-winning Seaham Harbour Marina – the only marina in County Durham, complete with a variety of water sports.

Perfect for those who enjoy the outdoors, Bath Terrace is a stone's throw from golden sandy beaches and scenic coastal walks.

The area also boasts excellent local amenities including supermarkets, banks, a railway station, and highly regarded schools.

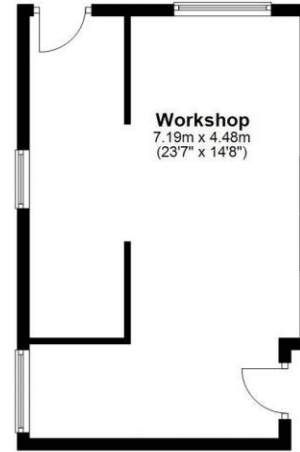
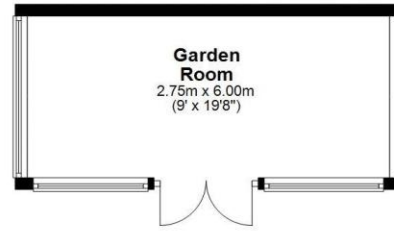
For relaxation and luxury, the nearby Seaham Hall Spa Hotel offers a serene escape with award winning leisure facilities, while Dalton Park Outlet is just a short drive away for retail therapy. Commuters will appreciate the easy access to the A19, providing quick routes to Sunderland, Newcastle, and Teesside, with Durham just 20 minutes away.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating C

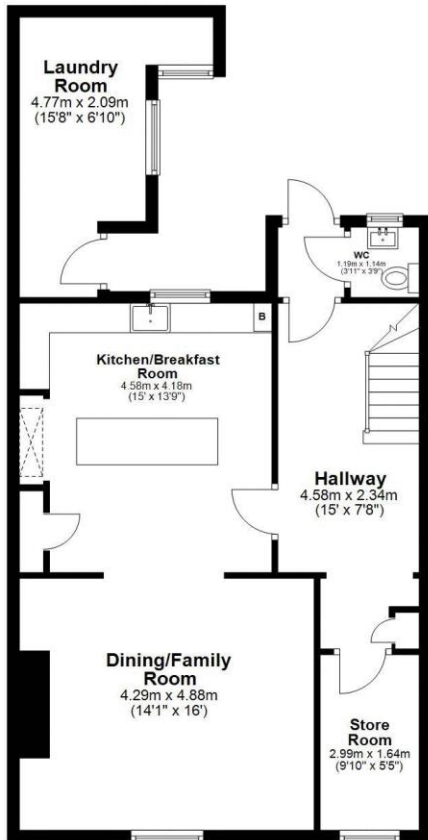
Price Guide: Guide Price £695,000



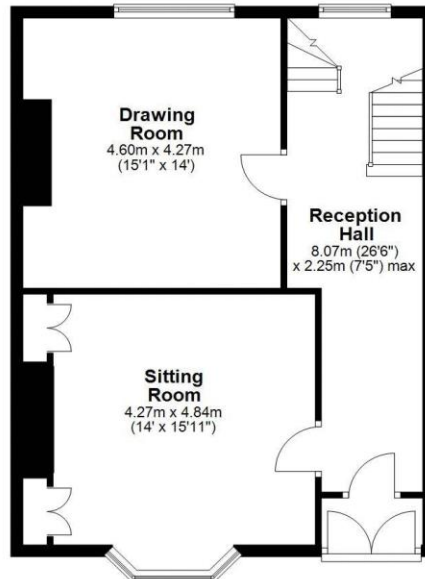
Outbuildings
Main area: approx. 8.6 sq. metres (92.8 sq. feet)
Plus outbuildings, approx. 28.8 sq. metres (317.6 sq. feet)



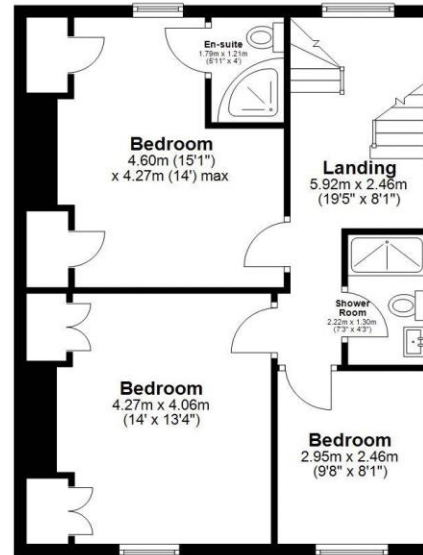
Lower Ground Floor
Approx. 72.4 sq. metres (779.4 sq. feet)



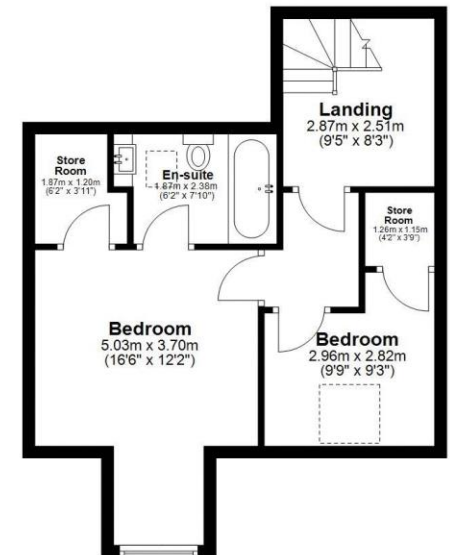
Ground Floor
Approx. 59.6 sq. metres (642.0 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.2 sq. feet)

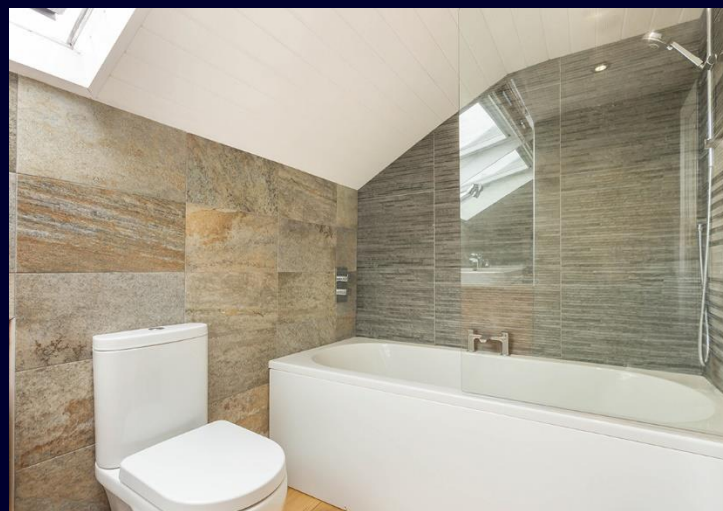


Second Floor
Approx. 42.7 sq. metres (459.2 sq. feet)



Main area: Approx. 242.7 sq. metres (2612.5 sq. feet)
Plus outbuildings, approx. 38.8 sq. metres (417.6 sq. feet)

2 Bath Terrace, -





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