



Bay View West Newbiggin-by-the-sea

An absolutely stunning sea front property in the popular coastal town of Newbiggin by the Sea.

The property benefits from an elevated position and boasts beautiful panoramic views of the whole bay. It is close to all the amenities this lovely town has to offer including local shops and also boasts excellent transport links to the rest of Northumberland and Newcastle. The property is available with no upper chain.

Briefly comprising an entrance porch, hallway, living room with fantastic sea views, dining room, fitted kitchen, cloakroom and rear porch which doubles as a utility room. To the first floor there are three good sized bedrooms, two of which have the amazing sea views and a family bathroom. Externally there is a two tier lawned garden with steps down to the seafront promenade while to the rear you will find an enclosed yard and separate garage.

We strongly advise viewing this stunning home to fully appreciate its unique location and accommodation on offer.

£375,000

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Bay View West

Newbiggin-by-the-sea

PROPERTY DESCRIPTION

ENTRANCE PORCH

Part glazed UPVC entrance door, double glazed windows to front.

ENTRANCE HALLWAY

Stairs to first floor landing, solid oak wood flooring, double radiator, storage cupboard.

LOUNGE 13'3 (4.04) into bay x 13'2 (4.01) into alcove

Double glazed bay window to front, single radiator, fire surround with solid fuel fire and hearth, television point, coving to ceiling, picture rail, solid oak wood flooring, fantastic views.

DINING ROOM 11'8 (3.56) x 13'8 (4.17)

Double glazed window to rear, double glazed patio doors to rear, single radiator, picture rail, coving to ceiling.

KITCHEN 7'6 (2.29) x 9'10 (2.99)

Range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, integrated dishwasher, tiling to floor, spotlights, glazed door to utility.

UTILITY ROOM 5'0 (1.52) x 4'6 (1.37)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine.

CLOAKS/WC

Low level WC, wash hand basin, double glazed window, combi boiler.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE 16'8 (5.08) into bay x 10'6 (3.20)

Double glazed bay window to front, single radiator, fitted wardrobes.

BEDROOM TWO 13'8 (4.17) x 10'7 (3.22) to wardrobes

Double glazed window to rear, single radiator, fitted wardrobes, television point, picture rail.



BEDROOM THREE 7'11 (2.41) x 8'7 (2.62)

Double glazed window to front, single radiator.



BATHROOM/WC

4 piece suite comprising: panelled bath, shower cubicle, low level WC, wash hand basin (set in vanity unit), spotlights, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring, extractor fan.



FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, fencing surrounds, steps down to promenade.

REAR COURT YARD

Low maintenance, patio area, flower beds.

GARAGE 11'1 (3.38) x 16'1 (4.90)

Single, detached, up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

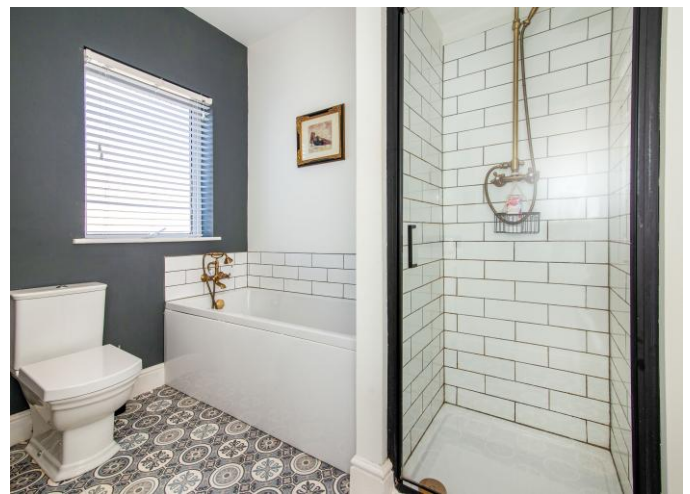
Sewerage: Mains

Heating: Gas, wood burner/open fire.

Broadband: Fibre to premises.

Mobile Signal Coverage Blackspot: Yes

Parking: Garage



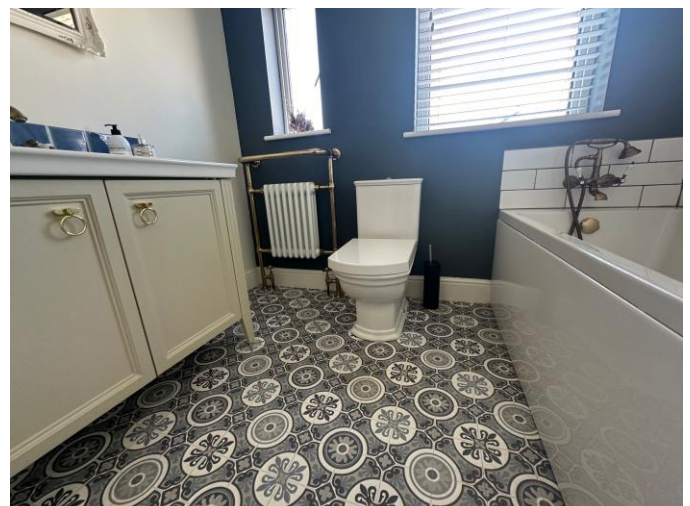
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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