



Anchorage Place | Amble | NE65 0FN

**£485,000**

Nestled just on the outskirts of the vibrant traditional harbour town of Amble within walking distance to all the shops, cafes and restaurants, Sea Gem is a superb contemporary four bedroom detached property, fabulously presented with generously proportioned 'upside down' accommodation and offering versatile living space. The property is meticulously maintained by the current owner and occupies a peaceful and tranquil position on a highly sought after small private development.

ROOK  
MATTHEWS  
SAYER

**4****1****3****FOUR DOUBLE BEDROOM DETACHED    SOUGHT AFTER LOCATION****CONTEMPORARY LIVING    WALKING DISTANCE TO TOWN CENTRE****GENEROUSLY PROPORTIONED    GARAGE, DRIVEWAY, LARGE GARDENS****FABULOUSLY APPOINTED    VIEWING RECOMMENDED**

For any more information regarding the property please contact us today

Upon entering the property, there is an entrance lobby with downstairs w.c. and useful storage cupboard. Leading into the entrance hall there is an oak timber open style dog leg staircase to the first floor with a half landing feature window flooding the staircase and lounge with natural light. To the ground floor there are three spacious bedrooms, two of which having en-suite shower rooms and the main bedroom with a sliding patio door into the rear garden. Once upstairs, the open plan living space is bright and inviting with an impressive apex ceiling. The lounge has patio doors to the rear opening out onto the balcony overlooking the garden and this space is perfect for relaxing or entertaining. Opening into the well equipped kitchen there is a range of modern units, granite worktops and integrated appliances, an electric hob, oven and extractor, fridge freezer and dishwasher. The separate utility room has units and space for a washing machine and dryer/wine cooler fridge.

From the landing area and to the front of the property the dining room/snug with patio doors to the balcony can also be used as bedroom four and there is a fully fitted modern bathroom with rainwater shower over the bath and airing cupboard.

Outside the property stands behind a lawn garden with a driveway providing off road parking which accesses the single garage and a side gated pathway leads into the rear garden. This is, without doubt, a very generous garden which is bordered by timber fencing and is mainly lawn awaiting further landscaping if the new owner is a keen gardener. There is a patio area to sit and simply relax or for al fresco entertaining.

This is a truly stunning home that needs to be viewed to be appreciated and we would recommend any purchaser looking for the convenience of modern living in a characterful coastal town to call to arrange an early viewing.

**T: 01665 510044****[Alnwick@rmsestateagents.co.uk](mailto:Alnwick@rmsestateagents.co.uk)****ROOK  
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ENTRANCE LOBBY  
DOWNSTAIRS W.C.  
ENTRANCE HALL  
BEDROOM ONE 13'7" (4.15m) max x 8'7" (2.62m)  
plus recess  
EN-SUITE SHOWER ROOM  
BEDROOM TWO 13'6" (4.12m) into door recess x  
10'1" (3.07m) plus recess  
EN-SUITE SHOWER ROOM  
BEDROOM THREE 14' (4.27m) max x 13'5"  
(4.09m) into recess  
OPEN PLAN STAIRCASE  
OPEN PLAN LANDING  
LOUNGE 20'9" (6.33m) max x 13'6" (4.12m) max  
DINING KITCHEN 11'2" (3.40m) max x 10'5"  
(3.18m) max  
UTILITY ROOM  
BEDROOM FOUR/DINING ROOM/SNUG 13'11"  
(4.24m) max x 13' (3.96m) into recess  
BATHROOM

GARAGE, DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

#### 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:** Business Rates

**EPC RATING:** B

AM0004695/LP/LP/02072025/v.1./02072025/v.2



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## COMING SOON FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	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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