



Promenade View | Newbiggin by the Sea | NE64 6US

**£495,000**

Commanding one of the most enviable positions along the Newbiggin-by-the-Sea coastline, this exceptional four- to five-bedroom residence offers an exquisite blend of refined elegance, contemporary design, and uninterrupted views across the bay. A lovely relaxed seaside town, which hosts local events in the Plaza square, craft fairs, Maritime /museum centre, it also has the RNLI oldest operational lifeboat boathouse in the UK.

From the moment you step inside, you are greeted by an atmosphere of calm sophistication. The interiors are tastefully curated, combining soft neutral tones with luxurious finishes to create a space that feels both inviting and effortlessly stylish. The heart of the home is the sleek, open-plan kitchen and dining area, designed for modern living and entertaining, where large windows frame the ever-changing seascape beyond. The property offers four to five beautifully appointed bedrooms, including two elegant en-suite suites, alongside a luxurious family bathroom and a well-equipped utility room. Every detail has been considered to enhance comfort, space, and natural light throughout. Outside, the home's elevated position provides breathtaking panoramic vistas of the coastline — a perfect setting to enjoy spectacular sunrises, tranquil evenings, and the timeless rhythm of the sea. Perfectly positioned just moments from the beach and local amenities, this is a rare opportunity to acquire a truly remarkable coastal home — where modern luxury meets timeless coastal beauty.

ROOK  
MATTHEWS  
SAYER



**Newbiggin-by-the-Sea coastline**

**Open-plan kitchen and dining area**

**Four to five beautifully appointed bedrooms**

**Designed for modern living and entertaining**

**2 Years NHBC remaining tbc**

**Soft neutral tones with luxurious finishes**

**Utility room**

**FREEHOLD**

**Council Tax: E**

**EPC: B**

**Gas central heating**

**For any more information regarding the property please contact us today**

**ENTRANCE:** Composite front door.  
Whole Ground Floor Covering with Massimo (LVL).

**ENTRANCE HALLWAY:** Stairs to the first-floor landing, LVL flooring, double radiator.

**CLOAKS/WC:** wall hung WC, wash hand basin, lvl flooring, double glazed window, part tiling to walls, chrome heated hand rail, spotlights, double glazed patterned glass opening window.

**RECEPTION HALLWAY:** Double Radiator

**RECEPTION ROOM (Ground floor)** 10'11 (3.33) X 7'9 (2.36).  
Two double glazed windows. A Versatile room used as a Study/family room/bedroom, TV point, broadband access point

**LOUNGE:** 12'3(3.73) X 13'3 (4.04)  
Picture window triple glazed with door access to Sea Facing Garden area, lounge open aspect into kitchen/diner. Double flat panel vertical radiator, single radiator. TV Point.

**KITCHEN/DINING ROOM:** 8'7 (2.62) X 17'2 (5.23)  
Range of wall, floor, and drawer units with coordinating square edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, ceramic electric hob with extractor fan above, glass splashback, integrated fridge/freezer, dishwasher, and combi microwave/oven, warming drawer, lvl flooring, spotlights, gas combi boiler. Sunny dining area picture window triple glazed. With door opening onto sea facing view. patio.

**UTILITY ROOM** 6'9 (2.06) X 7'1 (2.16)  
Double glazed side window, fitted units/drawers, shoe/ coat storage, single radiator. Plumbed washing machine.

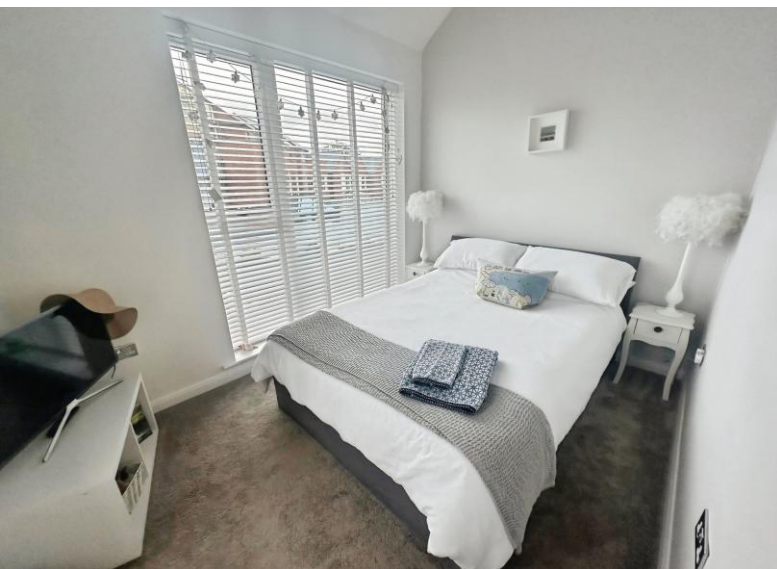
**MASTER BEDROOM** :11'3 (3.43) X 13'10 (4.22) Second floor  
with fitted wardrobes and large picture window triple glazed with stunning Sea Views, loft hatch access.

**EN SUITE:** wall hung level WC, wash hand basin and vanity drawer, inset mirrored wall vanity unit, shower cubicle, mains shower, rain head and separate handheld attachment, glass shower screen door, part tiling to walls and tiled floor, chrome heated towel rail, spotlights, extractor fan.

**SECOND FLOOR LANDING:**  
Storage cupboard housing Mega flow system unit.

**LANDING:**  
Gives access via double glazed door leading on to large roof terrace with glazed balcony front and rear.





**BEDROOM TWO: 9'4 (2.84) X 11'4 (3.45) first floor**

Triple glazed rear window with sea views, single radiator, fitted wardrobes, feature lighting.

**EN SUITE:** wall hung WC, wash hand basin, and Vanity drawer, inset mirrored wall vanity unit, shower cubicle, glass shower screen door, mains shower a rain head and separate handheld attachment, part tiling to walls, chrome heated towel rail, spotlights, tiling to floor, ceiling extractor fan

**BEDROOM THREE: 13'0 (3.96) X 12'0 (3.66)**

Triple glazed front window with sea views, single radiator

**BEDROOM FOUR: 10'9 (3.28) X 7'0 (2.13)**

Two full height double glazed front window, triple radiator

**FAMILY BATHROOM/WC:** 3-piece white suite comprising of panelled bath, mains shower with rainfall shower with a separate handheld, wash hand basin with vanity drawer and inset mirrored vanity unit, wall hung WC, spotlights, frosted double glazed window unit, chrome heated towel radiator, part tiling to walls, tiled flooring, extractor fan, three storage shelves in alcove.

**FRONT GARDEN:** with driveway for 3 vehicles, beautiful landscaped seaside garden with raised bed to the side of the garage wall.

**REAR GARDEN:** well stocked garden with bushes and shrubs, gravelled area, flower beds, summer house.

**SUMMERHOUSE:** Double glazed with picture window to the sea front and garden. with electricity and lighting.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway for 3 vehicles

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

**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: E****EPC RATING: B**

AS00010377 GD/FG VERSION FIVE



**T: 01670 850 850**

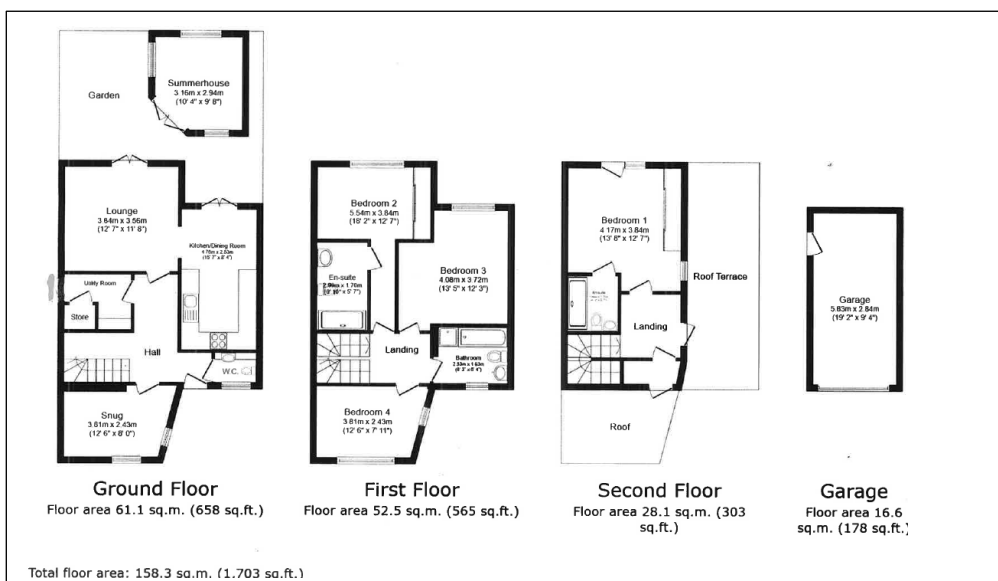
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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



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