



Titania Court | Blyth | NE24 3UD

£130,000

Enjoying a prime seafront position directly opposite the beach, this stunning first-floor flat truly captures the essence of coastal living, with sea views, golden sands, and the soothing sound of the waves all close at hand. The ever-changing seascape provides a beautiful backdrop to daily life, while the nearby shoreline invites early morning strolls, refreshing sea air, and relaxed evenings watching the sunset. This exceptional location offers the perfect balance of tranquility and convenience, making it ideal for those seeking a lifestyle by the coast. The property is accessed via a secure communal entrance and further benefits from off-street parking, along with additional visitor parking spaces, providing both security and practicality. Internally, the flat is well presented and generously proportioned throughout. The accommodation comprises two good-sized bedrooms, a spacious and light-filled lounge/diner which is perfect for unwinding or entertaining while enjoying the coastal atmosphere, a well-appointed kitchen, and a bathroom. Combining a highly desirable seaside position with comfortable living space, this attractive home would make an ideal main residence, a relaxing coastal retreat, or a strong investment opportunity. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Beautiful First Floor Two Bedroom
Flat**

Opposite The Beach

**Allocated Parking, Secure Entry
and Visitor Parking**

Beautiful Sea views

**Leasehold 999 Years from 2018
with Approximately 991**

**Mains Water, Sewage and
Electricity**

Council Tax Band a, Epc Rating C

**Gas Heating Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: single radiator and storage

LOUNGE: (front): 12'04 x 20'36, (3.66m x 6.19m), double glazed window to front, and double radiator.

KITCHEN: (front): 12'09 x 6'64, (3.68m x 2.02m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven with gas hob and extractor fan, space for fridge freezer, and plumbed area for washing machine as well as spotlights to ceiling.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, wash hand basin and low level wc, double glazed window to rear and double radiators as well as part tiling to walls.

BEDROOM ONE: (rear): 10'70 x 10'67, (3.26m x 3.23m), double glazed window to front, and double radiator.

BEDROOM TWO: (front): 7'51 x 12'12, (2.89m x 3.69m), double glazed window to front, and double radiator.



T: 01670 352 900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Parking bay

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999years from 2018

Ground Rent: Pepper corn

Service Charge: £109 per month

COUNCIL TAX BAND: A

EPC RATING: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC RATING

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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