



Links Road | Amble | NE65 0SB

**£525,000**

An exceptional seafront home in Amble with stunning views towards Coquet Island, this beautifully presented three-storey property features a show-stopping living space with bi-fold doors onto a sea-facing balcony, four bedrooms including two ensuites, and stylish, spacious interiors throughout. With a driveway, low-maintenance garden, and no onward chain, it's a superb lifestyle or investment opportunity.

**RMS** | Rook  
Matthews  
Sayer



**THREE-STORY DETACHED HOME**

**NO ONWARD CHAIN**

**PRIME SEAFRONT LOCATION WITH STUNNING VIEWS TOWARDS COQUET ISLAND**

**WIDE DRIVEWAY & LARGE LOW-MAINTENANCE REAR GARDEN**

**CURRENTLY A SUCCESSFUL HOLIDAY LET**

**STYLISH GROUND FLOOR KITCHEN WITH BREAKFAST BAR PENINSULA**

**SPECTACULAR FIRST FLOOR LIVING ROOM WITH BI-FOLD DOORS TO A SEA-FACING BALCONY**

**FOUR BEDROOMS, INCLUDING TWO DOUBLES WITH EN-SUITES**

For any more information regarding the property please contact us today

6 Links Road, Amble, NE65 0SB

Occupying a prime seafront position in the highly sought-after coastal town of Amble, this exceptional three-storey detached home enjoys breathtaking sea views, including a picturesque outlook towards Coquet Island. Beautifully presented throughout, the property is currently operated as a successful holiday-let, offering both lifestyle appeal and investment potential.

A standout feature of the home is the impressive first floor living room, designed to maximise the coastal setting with full-width bi-fold doors opening onto a balcony—perfect for taking in the far-reaching sea views and fresh coastal air.

The ground floor offers a stylish and well-equipped kitchen with a breakfast bar peninsula, flowing seamlessly into a dining area and providing direct access to the rear garden—ideal for entertaining and family living.

The accommodation comprises four bedrooms arranged over the upper floors. On the second floor, there are two generous double bedrooms, both benefitting from their own ensuite facilities. The principal bedroom also boasts a dedicated dressing area. A further two bedrooms are located on the first floor, along with a contemporary family bathroom. Additional conveniences include a guest W.C. and a useful utility cupboard on the ground floor.

Externally, the property features a wide driveway to the front, providing ample off-street parking. To the rear is a sizeable, low-maintenance garden with artificial lawn and paved seating areas—perfect for relaxing or hosting guests.

Offered for sale with no onward chain, this outstanding coastal home represents a rare opportunity to acquire a versatile property in an enviable seafront location.

**ENTRANCE VESTIBULE**

Double-glazed composite entrance door and frosted window | Luxury vinyl tiled floor | Glazed door to main hall

**MAIN HALL**

Double door storage cupboard | W.C. | Utility cupboard | Staircase to first floor | Doors to open plan kitchen/dining space | Luxury vinyl tiled floor

**DINING ROOM (Front) 9' 9" x 14' 9" (2.97m x 4.49m)**

UPVC double-glazed window | Radiators | Ceiling downlights | Luxury vinyl tiled floor | Open to kitchen space and door to hall

**KITCHEN (Rear) 11' 2" x 17' 0" (3.40m x 5.18m)**

Fitted with a comprehensive range of wall and base units incorporating; 1.5 undercounter stainless steel sink, integrated dishwasher, integrated fridge freezer, gas hob with electric oven and extractor hood

UPVC double-glazed window and French doors to rear garden | Luxury vinyl tiled floor | Radiator | Ceiling downlights | Open to dining room

**FIRST FLOOR LANDING**

Radiator | Ceiling down lights | Doors to bedrooms, family bathroom and living room

**LIVING ROOM 17' 1" x 9' 11" (5.20m x 3.02m)**

Double-glazed bi-fold doors to balcony | Luxury vinyl tiled floor | Radiators | Ceiling downlights

**BEDROOM THREE (Rear) 9' 8" x 11' 4" (2.94m x 3.45m)**

UPVC double-glazed window | Radiator | Ceiling downlights

T: 01665 510044

Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer

**BEDROOM FOUR (Rear) 7' 0" x 11' 4" (2.13m x 3.45m)**  
UPVC double-glazed window | Radiator | Ceiling downlights

**MAIN BATHROOM**

Bath with tiled surround incorporating a mains shower and glass shower screen | Pedestal wash-hand basin | Close-coupled W.C. | Chrome ladder style radiator | Part-tiled walls | Ceiling downlights | Extractor fan | Tiled floor

**SECOND FLOOR LANDING**

Loft access hatch | UPVC double-glazed window | Doors to two bedrooms

**BEDROOM ONE (Front) 10' 8" x 10' 0" (3.25m x 3.05m)**

UPVC double-glazed window | Radiator | Dressing room area | Door to en-suite

**DRESSING ROOM 6' 3" x 4' 10" (1.90m x 1.47m)**

Fitted with hanging rails and shelves

**EN-SUITE SHOWER ROOM**

Tiled double shower cubicle with mains rainfall head shower and separate attachment | Pedestal wash-hand basin | Close-coupled W.C. | Part-tiled walls | Chrome ladder style radiator | Tiled floor | Extractor fan | Double-glazed Velux window

**BEDROOM TWO (Rear) 10' 9" x 11' 4" (3.27m x 3.45m)**

Double-glazed dormer window | Radiator | Ceiling downlights | Sliding door double wardrobe | Door to en-suite

**EN-SUITE**

Tiled double shower cubicle incorporating a rainfall head mains shower and separate attachment | Pedestal wash-hand basin | Close-coupled W.C. | Chrome ladder style radiator | Part-tiled walls | Tiled floor | Ceiling downlights | Extractor fan | Storage cupboard | Velux window

**EXTERNALLY**

Block paved double driveway to the front with a small section of lawn and pebbled border to the side

Fenced low maintenance rear garden with central artificial lawn and paved border patio | Metal garden shed | Gate access

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: ADSL Copper Wire  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Driveway

**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.

**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:** Property is currently a holiday let, therefore small business rates apply

**EPC RATING: B**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009527/DM/TB/20.04.26/V1



T: 01665 510044

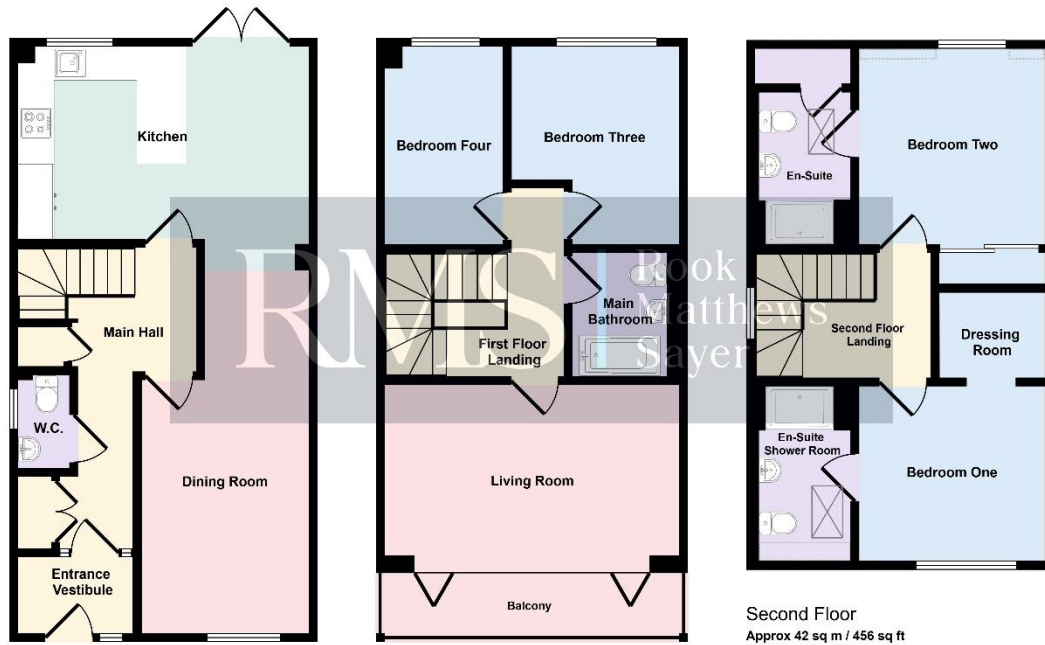
Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer





Approx Gross Internal Area  
134 sq m / 1444 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009527 VERSION 1

**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.

**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.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer