



Beach Terrace | Newbiggin by the Sea | NE64

£265,000

Three-bedroom terraced house with outstanding views of Newbiggin Bay, close to local amenities and with excellent transport links. The property briefly comprises of an entrance porch, hallway, living room with patio doors leading to the front garden with spectacular views over the bay and a dining kitchen. To the first floor there are three bedrooms, with fitted wardrobes to the main bedroom and a family bathroom. Externally you will find an established garden laid to mainly to lawn to the front and a private yard to the rear. Viewing recommended to appreciate the views afforded to this property.

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Three Bedroom Terraced House

Outstanding Views Of Newbiggin Bay

Spacious Living Room With Patio Doors

Front Garden With Spectacular Sea Views

Dining Kitchen Ideal For Family Living

Three Well Proportioned Bedrooms

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed composite door.

ENTRANCE HALLWAY: Stairs to the first floor landing.

LOUNGE: 13'4 (4.06) into alcove x 14'4 (4.37) into bay

Double glazed doors to the front set in to bay window, double radiator, gas fire, television point, coving to ceiling, ceiling rose, archway to:

DINING ROOM: 13'8 (4.17) x 11'9 (3.58)

Double glazed window, single radiator, walk in cupboard.

KITCHEN: 16'1 (4.90) x 10'11 (3.33) down to 7'5 (2.26)

Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted double oven, gas hob with extractor fan above, plumbed for washing machine and dishwasher, tiling to floor, double glazed door to rear.

FIRST FLOOR LANDING AREA: Loft access, built in storage cupboard.

FAMILY BATHROOM: 7'7 (2.31) x 7'6 (2.29)

4 piece coloured suite comprising:

Panelled bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed rear window, double radiator, tiling to walls.

BEDROOM ONE: 10'4 (3.15) into alcove x 11'7 (3.53)

Double glazed front window, single radiator.

BEDROOM TWO: 8'10 (2.69) x 11'1 (3.38)

Double glazed rear window, single radiator, fitted wardrobe.

BEDROOM THREE: Double glazed front window, single radiator.

EXTERNALLY:

FRONT GARDEN: Laid mainly to lawn, bushes and shrubs, flower beds, walled surrounds.

Yard to rear, outhouse.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

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: B

EPC RATING: E

AS00010670 FG/GD VERSION ONE 01/07/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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