



Sunset Point | Alnmouth | NE66 2SH

Auction Guide Price £275,000+

Located on the top floor of an attractive Grade II listed building, this beautifully proportioned apartment offers approximately 1,204 sq ft (111.9 sq m) of bright and flexible living space, complemented by far-reaching estuary views.

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COASTAL LOCATION

ALLOCATED PARKING SPACE

SHORT DRIVE TO ALNWICK

TWO BEDROOMS

TWO ENSUITES

GAS CENTRAL HEATING

TOP FLOOR VIEWS

**DRIVING DISTANCE TO ALNMOUTH
TRAIN STATION**

For any more information regarding the property please contact us today

Designed with modern living in mind, this loft style property centres around a spacious open-plan kitchen and dining area, providing an excellent space for cooking, dining and entertaining. A separate living room offers a peaceful setting to unwind, with large windows that maximise the natural light and showcase the stunning outlook.

The apartment features two generous double bedrooms, both with the benefit of en-suite facilities. The principal bedroom includes a private bathroom, while the second bedroom is served by an en-suite shower room, making the accommodation equally suited to family living, guests or those seeking a second home by the coast.

Outside, the property enjoys an allocated parking space, access to a shared seating area and a private balcony to the rear. Planning consent has also been granted for the addition of a Juliet balcony, creating an opportunity to further enhance the exceptional views.

Situated in the heart of the ever-popular coastal village of Alnmouth, this apartment is perfectly placed to enjoy everything the area has to offer. The beach, golf course and village centre are all within easy walking distance, while a fantastic selection of cafés, pubs, restaurants and independent shops are close at hand.

Positioned on Northumberland's Heritage Coast, around five miles from the historic town of Alnwick, Alnmouth combines coastal living with excellent connectivity. The A1 provides convenient road links north and south, and Alnmouth railway station is just a five-minute drive away, offering direct services to Newcastle, Edinburgh and London via the East Coast Main Line.

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ENTRANCE HALL

5' 4" x 21' 11" (1.62m x 6.68m)

Access to all bedrooms and living room |
Velux window | Radiator | Access to balcony

BEDROOM ONE

8' 2" x 14' 9" (2.49m x 4.49m)

Double-glazed dormer window | Radiator |
Loft access hatch

ENSUITE:

Part-tiled walls | Close-coupled W.C. |
Cabinet with integrated wash-hand basin |
Frosted window | Ladder style radiator | Tiled
shower cubicle with an electric shower |
Ceiling downlights

BEDROOM TWO

11' 2" x 12' 9" (3.40m x 3.88m)

Radiator | Double-glazed dormer window

ENSUITE:

Bath with mains shower over | Pedestal
wash-hand basin | Close-coupled W.C. | Part-
tiled walls | Ladder style radiator | Ceiling
downlights

LIVING ROOM

13' 10" x 22' 0" (4.21m x 6.70m)

Double-glazed dormer window with estuary
views | Radiators

KITCHEN

11' 10" x 21' 11" (3.60m x 6.68m)

Fitted cupboards and worktops incorporating
integrated appliances and a 1.5 stainless steel
sink | Boiler cupboard | Radiators | Loft access
hatch

AGENTS NOTE

Please note that an AML fee is chargeable
once an offer is accepted to cover the cost of
carrying out the required identity and anti-
money laundering checks

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Not Known

Mobile Signal Coverage Blackspot: No known
Issues

Parking: Allocated Parking Space

MINING

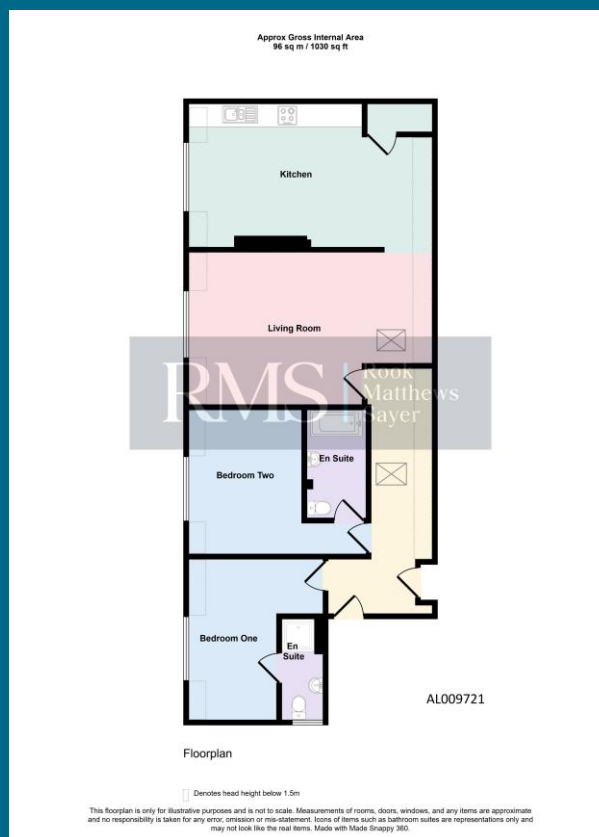
The North East region is famous for its rich
mining heritage and therefore it will be
beneficial to conduct a mining
search. Confirmation should be sought from a
conveyancer as to its effect on the property, if
any.

TENURE

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: Leasehold with a 999-year lease
commencing 1 May 2017.

COUNCIL TAX BAND: Currently small
business rates (holiday-let property) but
previously listed as a D





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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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