



The Sea Chest | Alnmouth | NE66 2SH

# Auction Guide Price £275,000+

Occupying a superb position in the heart of the ever-popular village of Alnmouth, this attractive Grade II listed apartment offers stylish coastal living just a short stroll from the harbour and village amenities. Arranged over one level, the property provides three double bedrooms and has been successfully operated as a holiday let, although it would be equally well suited as a permanent residence or weekend retreat.

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**GROUND FLOOR APARTMENT**

**GAS CENTRAL HEATING**

**COASTAL LOCATION**

**SHORT DRIVE TO ALNMOUTH TRAIN  
STATION**

**SHORT DRIVE TO ALNWICK**

**THREE BEDROOMS**

**DESIGNATED PARKING  
SPACE**

**THREE BATHROOM/SOWER  
ROOMS**

For any more information regarding the property please contact us today

A welcoming entrance hall provides access to the accommodation. Two generously sized double bedrooms are positioned at the front of the property, each enjoying the convenience of a private en-suite. One is fitted with a walk-in shower, wash hand basin and WC, while the other offers a bath with wash hand basin and WC. The second bedroom also benefits from dual-aspect windows, allowing plenty of natural light to fill the room.

The centrepiece of the apartment is the spacious open-plan living area, combining the lounge, dining space and fitted kitchen to create a sociable and versatile room. The kitchen is well-appointed with a range of fitted cabinetry and integrated appliances including an electric oven, fridge, dishwasher and washing machine. Located towards the rear, the principal bedroom is another spacious double complete with its own en-suite bathroom, featuring a bath, WC, wash hand basin and a built-in storage cupboard. The apartment retains a wealth of original charm, with elegant sash windows and impressive ceiling heights enhancing its character throughout.

Outside, residents benefit from a shared courtyard together with the rare advantage of two allocated parking spaces, adding further appeal to this delightful home.

#### **Location**

Alnmouth is one of Northumberland's most picturesque coastal villages, celebrated for its golden beach, colourful waterfront and relaxed atmosphere. A variety of cafés, restaurants, traditional pubs, independent shops and two golf courses are all within easy reach, making it a highly desirable place to live or visit.

The nearby market town of Alnwick is approximately five miles away and offers a wider range of shopping, leisure and educational facilities. The A1 provides straightforward road links both north and south, while Alnmouth railway station offers direct rail services to Newcastle, Edinburgh and London, making the village ideal for commuters as well as holidaymakers.

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#### ENTRANCE HALL

11' 11" x 4' 9" (3.63m x 1.45m)

Access to bedroom two and three | Access to living/dining room | Radiator

#### DINING/KITCHEN

19' 9" x 21' 7" (6.02m x 6.57m)

Fitted cupboards and worktops incorporating integrated appliances and a 1.5 stainless steel sink | Radiators | Sash windows | Carpet and laminate wood flooring | Part-tiled walls

#### BEDROOM THREE

8' 10" x 12' 8" measured into door recess

(2.69m x 3.86m)

Sash window | Radiators

#### ENSUITE BEDROOM THREE

Bath with mains shower over and glass screen | Ladder style radiator | Close-coupled W.C. | Wash-hand basin | Part-tiled walls

#### BEDROOM TWO

8' 9" x 10' 8" measured into door recess

(2.66m x 3.25m)

Dual aspect room with three sash windows | Radiators

#### ENSUITE SHOWER ROOM:

Tiled shower cubicle | Close-coupled W.C. | Ladder style radiator | Part-tiled walls | Pedestal wash-hand basin

#### BEDROOM ONE

11' 8" x 15' 11" (3.55m x 4.85m)

Three sash windows | Two radiators

#### BATHROOM

Close-coupled W.C. | Pedestal wash-hand basin | Part-tiled walls | Bath with mains shower over and glass shower screen | Wall-mounted bathroom cabinet | Access to boiler | Single-glazed window

#### 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

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.

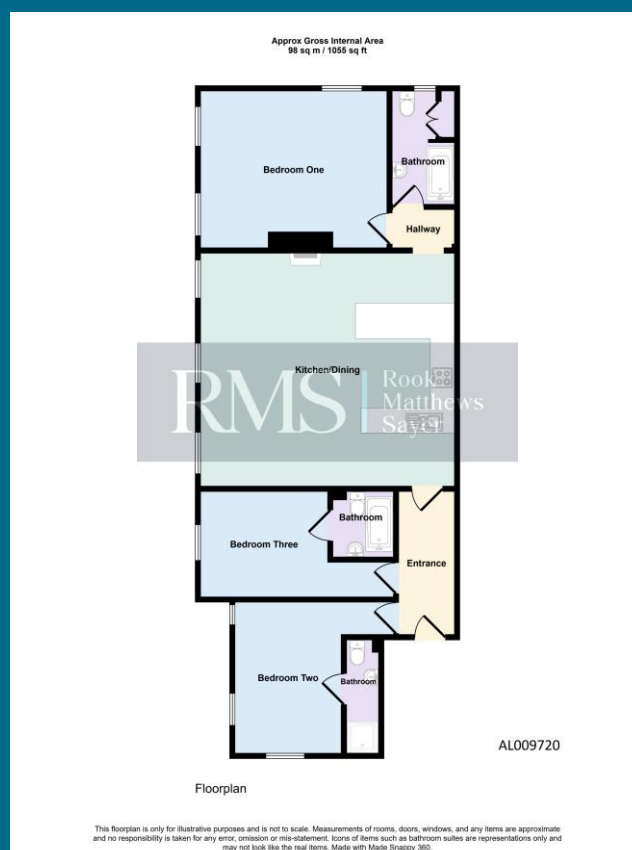
Length of Lease: 199 years from 01/05/2017

**COUNCIL TAX BAND:** Small business rates currently apply (used as a holiday let) but it was previously listed as Council Tax Band D.

**EPC RATING:** Exempt-Grade II listed – however, an EPC is currently being prepared

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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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