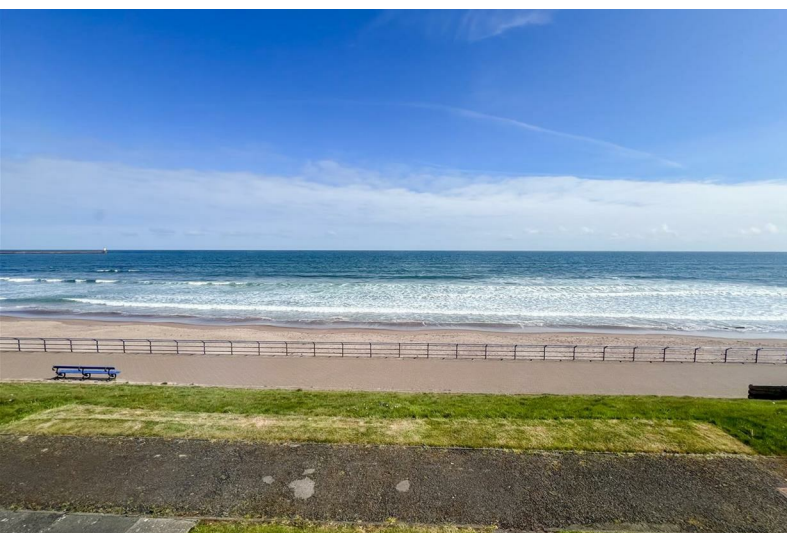




223 Main Street

Spittal, Berwick-upon-Tweed, TD15 1RR

Offers Over £168,000

www.aitchisons.co



Located in a prime position in Spittal in Berwick-Upon-Tweed, this spacious two bedroom first floor apartment has stunning open views of the sea , the lighthouse and the promenade. This delightful apartment offers a perfect blend of comfort and convenience, which would make an ideal retirement home, or as a weekend retreat.

The well maintained interior comprises of an entrance hall with a cloaks cupboard and stairs to the first floor landing. A generous living room/dining area with a picture window taking advantage of the stunning sea view and of the beach. There is a well appointed kitchen with appliances and a bathroom with a three piece suite. The apartment has two generous double bedrooms, both with fitted wardrobes.

The apartment has a single garage and a patio at the front overlooking the sea. There is full double glazing and electric heating. The location of this property is particularly appealing, as it places you within easy reach of local amenities, including shops, cafes, and beautiful coastal walks. Spittal is known for its friendly community and picturesque surroundings, making it an excellent choice for those who appreciate a serene lifestyle while still being close to the bustling town of Berwick-Upon-Tweed.

This apartment presents a wonderful opportunity for anyone looking to settle in a charming coastal town. With its inviting living space and prime location, it is a property that truly deserves your attention. Do not miss the chance to make this lovely apartment your new home.



Entrance Hall

4'4 x 3'1 (1.32m x 0.94m)

Partially glazed entrance door giving access to the hall, which has two built-in storage cupboards and a cloaks hanging area. Stairs to the first floor landing.

First Floor Landing

5'8 x 5' (1.73m x 1.52m)

Access to the loft and two power points.

Living Room/Dining Area

14'8 x 11'2 (4.47m x 3.40m)

A good sized reception room with a picture window to the front with stunning open views of the sea and the promenade. The living room has a freestanding fireplace with an electric fire, a night storage heater and a television point. Eight power points and a glazed door to the kitchen.

Kitchen

6'6 x 8'7 (1.98m x 2.62m)

Fitted with a range of wood effect wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the window to the rear, a freestanding electric cooker with a cooker hood above. Electra automatic washing machine and fridge freezer. Nine power points.

Bedroom 1

11'7 x 8'9 (3.53m x 2.67m)

A generous double bedroom with a window to the front with superb sea views. Two built-in double wardrobes offering excellent storage, a night storage heater, a television point and six power points.

Bedroom 2

9'9 x 8'9 (2.97m x 2.67m)

Another double bedroom with a window to the rear with a night storage heater below. Built-in double wardrobe and five power points.

Bathroom

6'6 x 5'4 (1.98m x 1.63m)

Fitted with a three-piece suite which includes a corner bath with an electric shower above, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Wall mounted fan heater, two frosted windows to the rear and a built-in airing cupboard housing the hot water tank.

Garage

A single garage located at the rear of the apartment.

Outside

Patio at the front of the apartment offering a sheltered sitting area with superb open sea views.

General Information

Partial electric heating.

Full double glazing.

Tenure- leasehold. (130 years remaining - No Ground Rent Payable, No Management Fees)

All fitted floor coverings are included in the sale.

Furniture may be bought by separate negotiation.

Council tax band A.

Energy Rating C (69)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

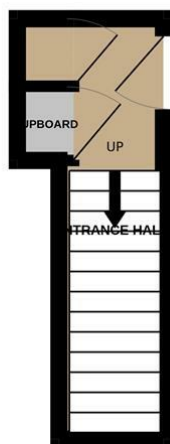
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
58 sq.ft. (5.4 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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