

**FOR SALE**

**HOLIDAY APARTMENTS**  
Sunset Point and The Sea Chest  
Estuary Drive, Alnmouth NE66 2SH

**SW**  
Sanderson  
Weatherall



## Key Points

- **Holiday Apartments**
- **Available with Vacant Possession**
- **Popular Seaside Resort Location**
- **Offers in the region of £770,000**
- **Ground Floor: 1,006 sq ft (93.44 sq m)**
- **Second Floor: 1,124 sq ft (104.42 sq m)**
- **2 Bedrooms**

## Location

The property is situated in the village of Alnmouth, a popular seaside resort within the county of Northumberland on the north east coast. Alnmouth is located approximately 40 miles north of Newcastle upon Tyne and 6 miles east of the market town of Alnwick.

The popularity of Alnmouth has increased significantly in recent years and as such this has been reflected in a solid growth in property values and demand in the village.

## Description

The development consists of 3 holiday apartments overlooking a larger residential development which is nearing completion. The first floor apartment has been sold separately on a long leasehold basis. Both apartments have been finished to a high standard and although they are quirky in terms of shape and fitout, they provide adequate accommodation for either holiday lets or traditional residential units.

The second floor benefits from excellent views over Alnmouth. Both apartments provide 2 bedrooms, living room, kitchen and bathroom facilities.

## Accommodation

We understand that the accommodation comprises the following Gross Internal Areas:

Description	sq m	sq ft
Ground Floor	93.44	1,006
Second Floor	104.42	1,124



## Asking Price

We are instructed to seek offers in the region of £770,000 for our client's Freehold interest.

## Business Rates

The properties are currently assessed under the 2023 Rating list as follows:

Description	Rateable Value
Sunset Point	£2,400
The Sea Chest	£3,950

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Northumberland County Council).

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Energy Performance Certificate

The properties currently have the following Energy Asset Ratings:

Sunset Point: Band C (80)

The Sea Crest: Band C (79)

Full copies of the EPC's are available upon request.

## VAT

We are advised that VAT is not applicable to the purchase price.

## Legal Costs

Each party to bear their own legal costs.



**Further Information**

Strictly by prior appointment with the agents:

Kevin McGorie  
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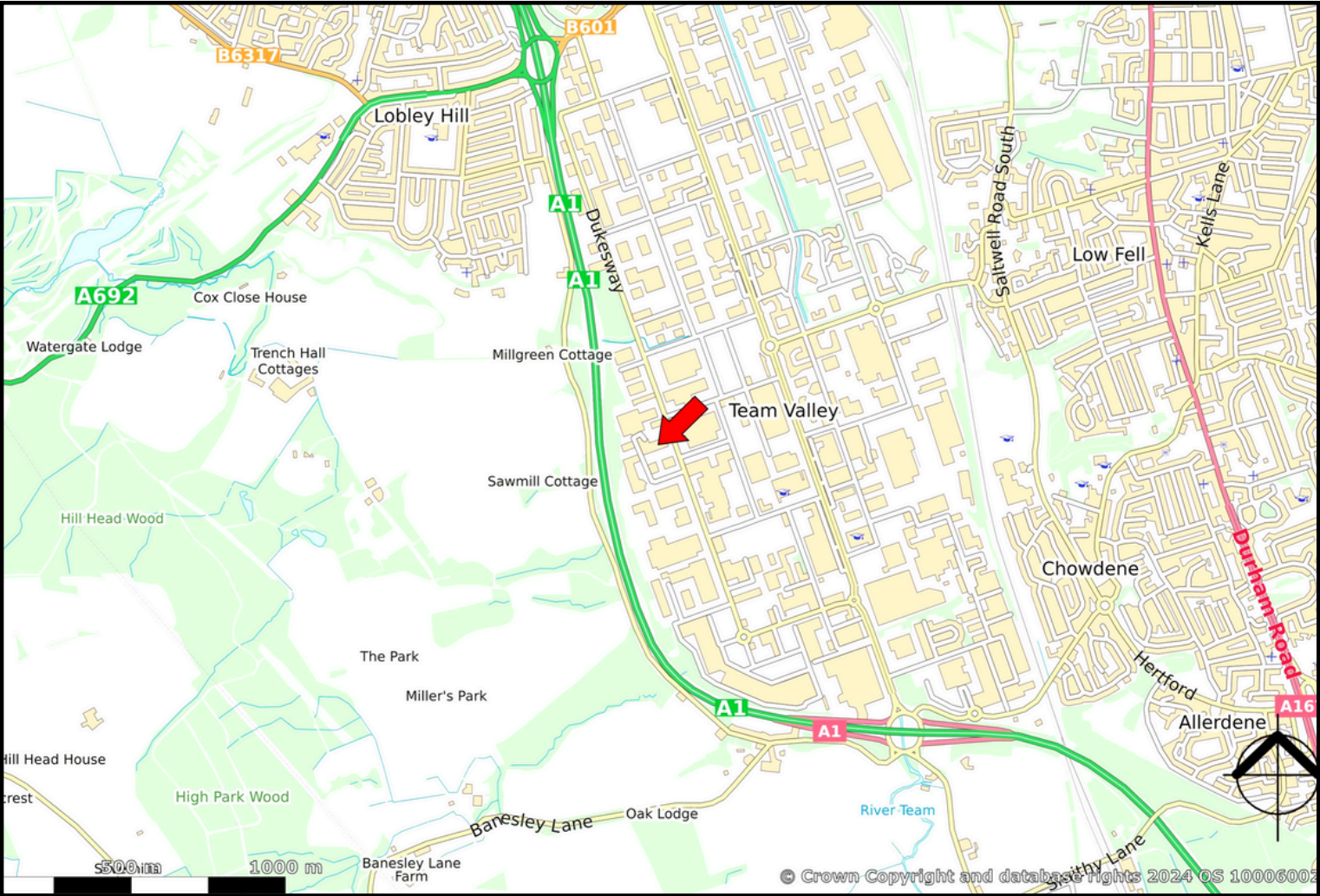
or

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