



27 Argyle Street

Alnmouth

£245,000

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedroom Apartment
- Balcony
- A few steps away from the beach
- Highly Desirable Village Location
- Open Fire
- Permit Parking
- Coastal Property
- Walking Distance to Local Restaurants and Shops



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Northumberland Properties is delighted to present this well appointed three-bedroom apartment, superbly located in the picturesque coastal village of Alnmouth, just a few steps from the stunning beach and estuary. This home offers a rare opportunity to enjoy coastal living in one of Northumberland's most desirable locations. The apartment is accessed via the main entrance with a few steps up to the front door. An external storage space next door to the entrance of the apartment is ideal for coal or logs for the open fire in the lounge. A large additional room that includes a window, separate from the apartment is located in the basement, offers a versatile space, ideal as a multi use utility room, from this area you can exit the building.

The bright and welcoming kitchen/diner features a generous range of wall and base units with oak finish worktops, and includes space for a freestanding cooker, fridge freezer and slimline dishwasher. Adjoining the kitchen is a functional area that can be used as a cosy coffee corner or practical utility space.

The main lounge is bright and spacious, featuring a traditional open fireplace. From this room you can access the private balcony, offering valuable outdoor space. The family bathroom is full of character and charm. It boasts a freestanding claw-foot bath with overhead waterfall and handheld showers, a pedestal sink with integrated towel rail, and a classic WC. A small yet practical utility space houses the condensing gas boiler and washer/dryer, with additional storage.

The apartment includes three good sized bedrooms, two doubles and two with **partial views of the estuary**, allowing for glimpses of the water.

Residents benefit from permit parking.



Alnmouth is a charming coastal village in Northumberland, offering a peaceful retreat with essential amenities. The village features a selection of local shops, cosy cafés, traditional pubs, and a post office, catering to both residents and visitors. Its picturesque beach and scenic surroundings make it a popular destination for walkers and nature enthusiasts.

Transport links are convenient, with Alnmouth railway station located approximately a mile inland in the village of Hipsburn. The station lies on the East Coast Main Line, providing direct train services to major cities such as London, Edinburgh, and Newcastle. For local travel, bus services like the X18 and X20 connect Alnmouth to nearby towns including Alnwick, Warkworth, and Morpeth.

Water enthusiasts can take advantage of Alnmouth Boat Club, which offers mooring facilities for sailors, anglers, and watersport lovers. A short drive away, Alnwick provides further amenities including supermarkets, schools, healthcare services, leisure facilities, and world-renowned attractions such as Alnwick Castle, The Alnwick Garden, and Barter Books.

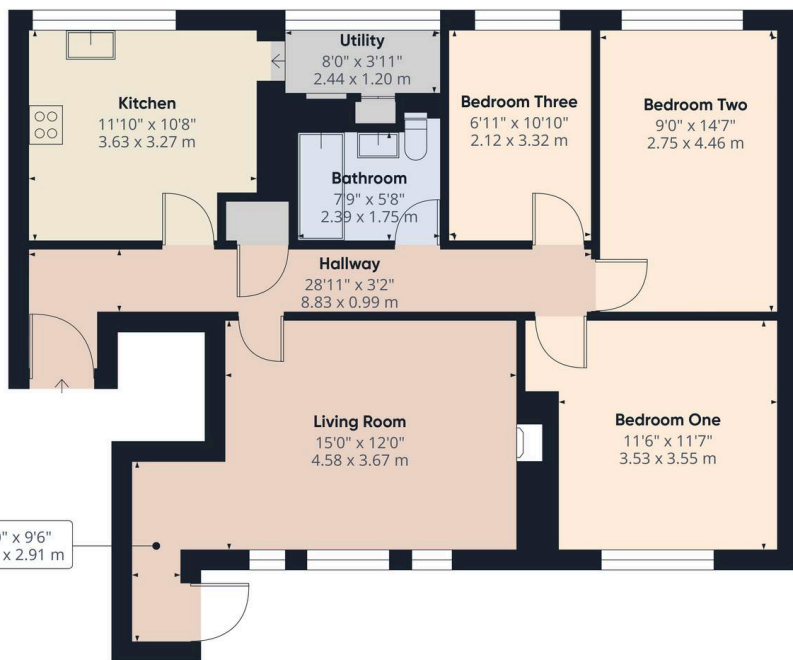
Balcony

Private balcony with views of the estuary

PERMIT

1 Parking Space





Approximate total area⁽¹⁾
889 ft²
82.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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