



Ocean View | Newbiggin by the Sea | NE64 6PD

£385,000

Immerse yourself in the beauty of coastal living with this exquisite four-bedroom terraced residence, perfectly positioned to capture sweeping, uninterrupted views of Newbiggin Bay. Combining refined elegance with contemporary design, this remarkable home offers a truly elevated lifestyle in one of the area's most sought-after locations.

The open-plan ground floor has been thoughtfully designed to make the most of the breathtaking sea views, creating a light-filled and inviting space ideal for both relaxed living and stylish entertaining. The bespoke fitted kitchen exudes quality and sophistication, complemented by a practical rear porch that blends functionality with charm.

Ascending to the first floor, you will discover four beautifully appointed bedrooms, each offering comfort, style, and a sense of calm.

The contemporary bathroom features sleek finishes and a modern aesthetic, providing a tranquil retreat.

Outside, a terraced front garden invites you to unwind and take in the coastal panorama, with direct access to the promenade and beach just moments away.

To the rear, a private yard and large powered garage offer excellent versatility and convenience.

This is more than a home — it is a statement of coastal elegance.

An exceptional opportunity not to be missed — early viewing is essential to fully appreciate the quality and position of this outstanding property.

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Fantastic open plan ground floor

Viewing highly recommended

Well fitted kitchen

EPC:D

Modern bathroom

Freehold

Lawned garden with access to beach

Council tax band: C

For any more information regarding the property please contact us today

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: LVT flooring

CLOAKS /WC off the Utility room: 2'7 (0.79) X 7'4 (2.24): Low level wc, wash hand basin, tiled floor, extractor fan, double glazing, panelled to walls, single radiator.

LOUNGE: 18'0 (5.49) X 15'5 (4.70) into bay
Double glazed bay front window, white plantation shutters, two single radiator, fire surround with dimplex fire, television point, large opening to:

DINING ROOM: 14'5 into alcove (4.39) X 12'7 (3.84)
Double glazed rear window, lvt flooring.

KITCHEN: 8'11 (2.72) X 13'10 (4.22):
Double glazed to rear window, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge/freezer, dishwasher, and microwave, lvt flooring, spotlights, double glazed rear door to porch.

UTILITY ROOM: 5'11 (1.80) X 5'11 (1.80)

Fitted wall and base units, work surface, stainless steel sink unit with mixer taps, plumbed for washing machine.

REAR PORCH: 6'8 (2.03) X 6'5 (1.96)
Fitted cupboards, tiled flooring, single radiator.

FIRST FLOOR LANDING: Three built in storage cupboards, loft access.

BEDROOM ONE: 15'10 (4.83) into bay X 9'2 (2.79)
Double glazed bay, white plantation shutters, single radiator, fitted wardrobes, coving to ceiling.

BEDROOM TWO: 12'8 (3.86) X 11'2 (3.40) into alcove.
Double glazed rear window, single radiator, fitted wardrobe

BEDROOM THREE: 9'1 (2.77) X 9'9 (2.97)
Double glazed rear window, single radiator

BEDROOM FOUR: 6'10 (2.08) X 10'1 (3.07)
Double glazed bay, white plantation shutters, single radiator.

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BATHROOM: 5'11 (1.80) X 7'10 (2.39)

3-piece white suite comprising: wash hand basin, double shower cubicle, low level wc, spotlights, heated towel rail, tiling to walls, tiled flooring, extractor fan.

FRONT GARDEN: Laid mainly to lawn, bushes and shrubs, steps down to Newbiggin by the Sea's promenade.

GARAGE: Large single detached garage with electric door, power, and lighting.

Private small courtyard.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/On Street parking

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

AS00010393 GD/FG VERSION THREE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), roomings and descriptions are approximate. All measurements are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A sale or lease may occur without this plan. Contact: 01670 850850.

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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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