















Occupying a highly sought after position within the historic centre of Whitburn Village, well adorned with superb coastal amenities including shops, restaurants and bars, boasting wonderful clifftop walks and stunning award winning Blue Flag beaches; this spacious first floor apartment overlooking the impressive mature grounds of Whitburn Hall offers a rare opportunity to those who require outstanding living accommodation accessible via a lift. Featuring a dual aspect south & west facing living room overlooking the magnificent gardens, which in turn leads to a dual aspect south & west facing sun lounge, a well equipped dining kitchen, 2 double fitted bedrooms, one of which has en-suite facilities and a modern shower room, this stunning home offers a "turn key" living space, is generously proportioned and is available with no upward chain.

Accessed via a communal entrance and with lift access provided to all floors, the property has its own spacious double length garage with a remote control electric up and over door, together with ample shared parking facilities within the walled grounds and has access to the most beautiful mature grounds which in turn look west and south over Whitburn Cricket Club grounds.

Something quite special, this wonderful home is sure to command a huge level of interest & immediate internal inspection is unreservedly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Shared reception hall with lift and staircase to upper floors, all accommodation on first floor.

## Top Floor Apartment - Entrance Hall



With storage cupboards, covered cornicing to ceiling, radiator.

## Living Room 21'11" x 17'8"



A beautiful large living space with dual aspect taking in views over the historic grounds to the South and West, covered cornicing to ceiling, radiator. Access via sliding doors to

## Sun Lounge 5'5" x 17'9"



Access via patio doors from the living room, electric radiator and UPVC double glazed windows to the West and South aspects overlooking the historic grounds.

## Kitchen/Diner 13'6" x 9'8"



Good selection of base and eye level units with working surfaces, incorporating a 1 1/2 bowl sink unit with mixer tap, glass fronted display cabinet, integrated appliances include a ceramic hob with overhead extractor, double electric oven and grill, fridge freezer, space and plumbing is provided for an automatic washing machine, work top lighting, double radiator, UPVC double glazed window.

## Principle Bedroom 18'10" x 13'3" to the front of fitted wardrobes



Fitted wardrobes, dressing table, covered cornicing, double radiator, UPVC double glazed window to the South aspect overlooking historic grounds.

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# MAIN ROOMS AND DIMENSIONS

## En Suite Bathroom



Low level WC, wash basin, bath and stand alone shower cubicle - coloured suite with mirror fronted cupboards, illuminated mirror over sink.

## Bedroom 2 (side) 13'6" x 11'3" to the front of fitted wardrobes



UPVC double glazed window, radiator. views over gardens

## Shower Room



Low level WC, wash basin set into vanity unit, and shower cubicle- attractive white suite with wall and floor tiles, extractor unit, illuminated mirror.

## Shared Landing

With access to boiler cupboard and the second room with refuse disposal shoot.

## Outside



Stunning communal gardens with an impressive selection of mature plants, trees, extensive lawns, and shrubs, sitting adjacent to Whitburn Crick Ground to the rear, communal parking, good sized double length garage.

## Garage 30'8" x 8'1" max width

Double length with Hormann Promatic electric remote control up and over door with light.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is years from 1/1/2009 and the Ground Rent is £

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band E

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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# MAIN ROOMS AND DIMENSIONS

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Sea Road Viewings

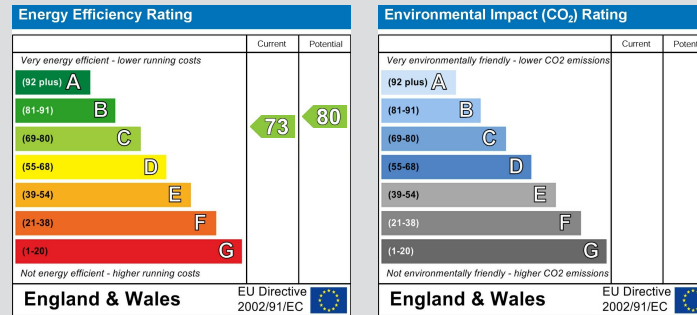
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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