





Flat No.
11-24





Occupying a highly sought after position within the historic centre of Whitburn Village, well adorned with superb amenities including shops, restaurants and bars and with wonderful clifftop walks and stunning award winning Blue Flag beaches just a stones throw away; this spacious 3 Bedroom first floor apartment overlooking the impressive mature grounds of Whitburn Hall offers a rare opportunity to those who require well proportioned living accommodation accessible via a lift and with a stair free layout.

Featuring three bedrooms, one of which has en-suite facilities, a spacious living room leading out onto a large south facing balcony which overlooks the magnificent gardens, dining kitchen and modern shower room, this popular style property would benefit from some modernisation and updating, but carries huge potential due to its flexible layout.

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

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

MAIN ROOMS AND DIMENSIONS

Private Accommodation

Reception Hall

Single radiator, delft rack and telephone entry system.

Lounge 15'3" x 16'7"



Fireplace, coved cornicing to ceiling, sliding aluminium double glazed windows looking out onto mature gardens and Cricket ground beyond, double radiator, glazed door to open first floor balcony.

Balcony 5'11" x 17'1"



Tiled flooring and feature archways. Built in storage cupboard.

Dining Kitchen 13'5" x 12'4"



Selection of base and eye level units with marble coloured working surfaces and tiled splashbacks, single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, electric halogen ceramic hob with overhead extractor hood, electric oven and grill, space and plumbing for automatic washing machine and slimline dishwasher, space for under bench fridge and freezer, sliding double glazed aluminium windows to rear, tile effect vinyl flooring, double radiator, wall mounted extractor unit, strip lighting.

Bedroom 1 (front) 12'4" x 15'6"



Double glazed sliding aluminium windows overlooking communal mature gardens and to the front, coved cornicing, double radiator.

En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, panel bath with overhead shower, tiled walls, mirror fronted medicine cabinet, electric shaving point, single radiator, tile effect vinyl flooring.

Bedroom 2 9'4" x 11'0"



Double glazed sliding aluminium windows, double radiator, built in wardrobes with coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'1" x 11'5" into fitted wardrobes



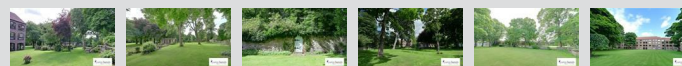
Double glazed sliding aluminium windows, coved cornice to ceiling, double radiator.

Shower Room



Low level WC, washbasin vanity unit with drawers and cupboards under, fitted mirror with overhead lights and electric shaving point, corner shower cubicle - white suite with UPVC lined walls and ceiling, aluminium window, double radiator, built in cupboard with hot water tank and fitted shelving.

Outside



Attractive mature ground with extensive lawns, trees and shrubs, ample shared parking facilities.

Garage 8'2" x 17'3"

Lights and sockets with remote control up and over door.

Council Tax Band

The Council Tax Band is Band E.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1.1.1982 and the Ground Rent is £50 per annum. The service charge is £250 per month over a ten month period.

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.

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.

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

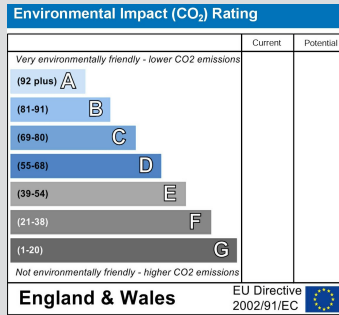
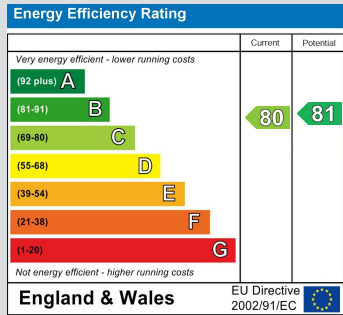
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MAIN ROOMS AND DIMENSIONS

Ombudsman

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



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