







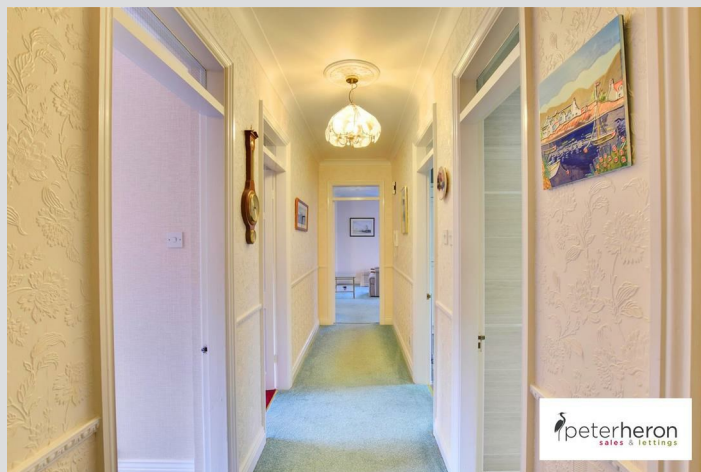
Occupying a highly sought after position within the historic centre of Whitburn Village, well adorned with superb coastal amenities including shops, restaurants and bars, boasting wonderful clifftop walks and stunning award winning Blue Flag beaches; this spacious top (2nd) floor apartment set within the impressive mature grounds of Whitburn Hall, offers a rare opportunity to those who require outstanding living accommodation accessible via a lift. Featuring a East to West triple aspect living room overlooking the magnificent grounds and Whitburn Village beyond, which in turn leads to a triple aspect south & west facing sun lounge, a well equipped, fully integrated dining kitchen, 2 double fitted bedrooms and a modern shower room, this stunning home offers a "turn key" living space, is generously proportioned throughout 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 garage with up and over door, together with ample shared parking facilities within the walled grounds and has access to the most beautiful mature surroundings 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

All on Second Floor

Six panel door to reception hall.

Reception Hall



Built in cupboard with hot water tank and shelving, radiator, telephone entry point, dado rail.

Living Room 31'0" x 18'4"



Maximum dimensions into square bay windows to the east, north and west elevations taking in views over grounds and Whitburn Village Green beyond, electric fire set within decorative surround, bricked insert and a tiled hearth, plaster coved corning to ceiling, three double radiators, UPVC double glazed patio door leading into sun lounge.

Sun Lounge 5'11" x 17'8"



UPVC double glazed windows to north, south and west elevations, double radiator.

Kitchen 13'1" x 10'5"



Good selection of base and eye level units with stone coloured working surfaces incorporating an enamelled 1 1/2 bowl single drainer sink unit with pedestal mixer tap, integrated appliances include a halogen hob with overhead extractor hood, split level microwave and fan assisted electric oven, fridge freezer, automatic washer/dryer and slimline dishwasher, worktops are lit with worktop lighting so to are the glass fronted illuminate display cabinets, breakfast bar, single radiator, wall and floor tiles, integrated wine rack, UPVC double glazed window to east elevation taking in views of grounds and Whitburn Village Green, coved corning to ceiling.

Bedroom 1 (west facing) 10'9" x 13'0"



Into fitted wardrobes, bedside cabinets and shelving, pelmet lighting, UPVC double glazed window, double radiator.

Bedroom 2 12'11" x 8'3"



Built in wardrobes, single radiator, UPVC double glazed window to west elevation.

Bathroom 8'6" x 8'8"



Maximum dimensions into recess. Low level WC with concealed cistern, washbasin vanity unit with drawers and cupboards, large step in shower enclosure with overhead shower - attractive white suite with wall and floor tiles, LED

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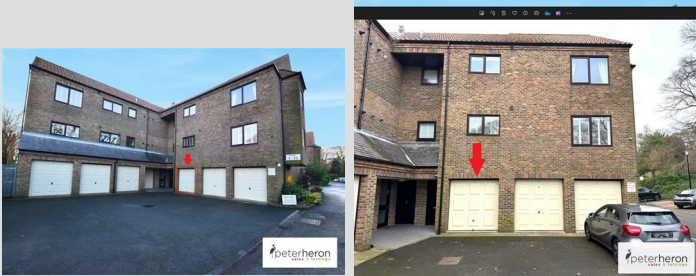
MAIN ROOMS AND DIMENSIONS

downlights, wall mounted extractor unit, UPVC double glazed window to east elevation, wall mounted chrome ladder design heated towel rail.

Outside



Garage



Located in a nearby block.

Views Over Grounds



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 there are

approximately 957 years left on the lease and the service charge is £2,500.00 per annum which includes the ground rent.

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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

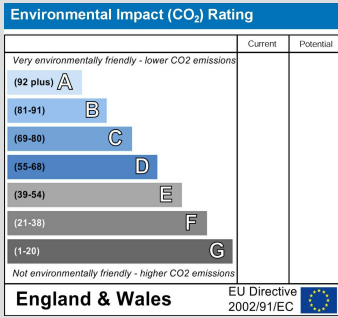
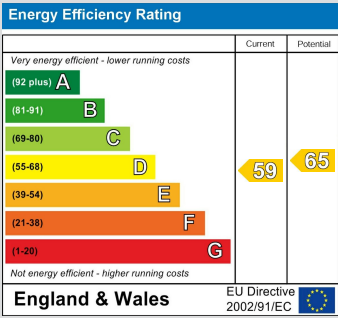
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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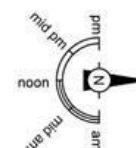


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Approximate Floor Area
(110.30 sq.m)



7 Whitburn Hall