

# SIGNATURE


## NORTH EAST

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 Haven View, Newbiggin-By-The-Sea NE64 6NR



# Haven View, Newbiggin-By-The-Sea NE64 6NR

**Offers Over £260,000**

Signature North East proudly presents this captivating Edwardian five-bedroom end-terrace property, nestled on Haven View in Newbiggin-By-The-Sea. An exciting renovation venture, this residence boasts limitless potential and unparalleled views of the promenade and sea from every front aspect. The locale offers a wealth of amenities, including excellent bars, restaurants, convenient shops, and scenic parks.

Upon entering, you are greeted by a welcoming vestibule leading to a central hallway, granting access to the principal ground floor rooms. The spacious living room exudes charm with a large stone fireplace, creating a warm and inviting atmosphere. Abundant natural light floods the room through a generous window, and there is ample space for any desired furnishings. An open archway leads to the dining room, featuring another fireplace and accommodating a family dining table alongside additional furnishing.

Continuing through the property, the well-sized kitchen offers functionality and ample storage, equipped with integrated appliances, including a stunning AGA oven with heating system, a Moffat double oven, and a built-in worktop deep fat fryer. A connected utility room provides convenient access to the garage. Moving to the first floor, a hallway grants access to three bedrooms, a bathroom, shower room, and WC. Bedroom one is a true highlight, boasting a large bay window with picturesque views over Newbiggin by the Sea Beach. Bedrooms two and three offer versatility and spacious accommodation.

Ascending to the final floor, a hallway leads to the fourth and fifth bedrooms, accompanied by convenient storage space. Both bedrooms are generously sized, with the fourth bedroom offering captivating sea views.

Externally, the rear of the property features a spacious lawn garden backing onto the beach, providing scenic views for outdoor relaxation. A large roofless garage offers convenient off-street parking, while the well-sized front garden enhances the property's curb appeal.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area approx: 271.2 sq. metres (2919.3 sq. feet)

## Measurements:

Living Room  
18'7" x 13'4"

Dining Room  
13'6" x 12'9"

Kitchen  
20'3" x 10'3"

Utility Room  
13'11" x 10'3"

Bedroom One  
16'5" x 13'0"

Bedroom Two  
13'8" x 13'0"

Bedroom Three  
9'9" x 6'6"

Bedroom Four  
12'1" x 10'5"

Bedroom Five  
12'1" x 8'0"

Bathroom  
10'3" x 9'6"

Shower Room  
6'6" x 5'10"

W C  
3'10" x 3'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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