



Amble Staithees 33 Leazes Street

Amble



SANDERSON
YOUNG





**Amble Staithes, 33 Leazes Street
Amble, Morpeth, Northumberland,
NE65 0AA**

Immaculately presented and stylish, four bedroom/three bathroom, stone terraced house with impressive open aspect views over Amble Harbour and the Coquet Estuary to the front, with a private enclosed rear courtyard and on street parking. Currently a very successful commercial holiday let - NO UPWARD CHAIN

The impressive coastal holiday home is located on Leazes Street overlooking the Harbour and Amble Seafood Centre, close to the various pubs, restaurants and bars/cafes in the Harbour area - the house has undergone a full refurbishment, with the three storey accommodation reconfigured, to add two additional bedrooms to the second floor, a ground floor bedroom and a superb first floor living room, to take advantage of the fantastic elevated views across the Harbour.

Price Guide:

Guide Price £395,000



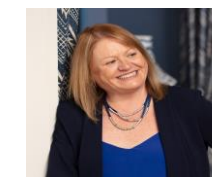


The property has been a successful holiday let since 2021 (further information available on request) and offers an excellent investment opportunity for those buyers seeking an established holiday let income.

Ground floor - Hallway with a staircase to the first floor | Stylish and well appointed kitchen/dining room with a feature brick built chimney breast, modern shaker style cabinets with wood worktops, a Belfast sink, and integrated oven, hob and Fridge/freezer - there is a lovely bespoke bench seating and dining area | Rear hallway with fitted storage and a utility area - a door open to the rear garden | Excellent Ground floor double bedroom | Jack & Jill shower room/WC, also used as a ground floor WC.

First floor - Lovely sitting room with a cast iron wood burning stove set into a brick fireplace, wood floorboards, and fantastic views across Amble harbour | Double Bedroom two | Well appointed Shower room WC.

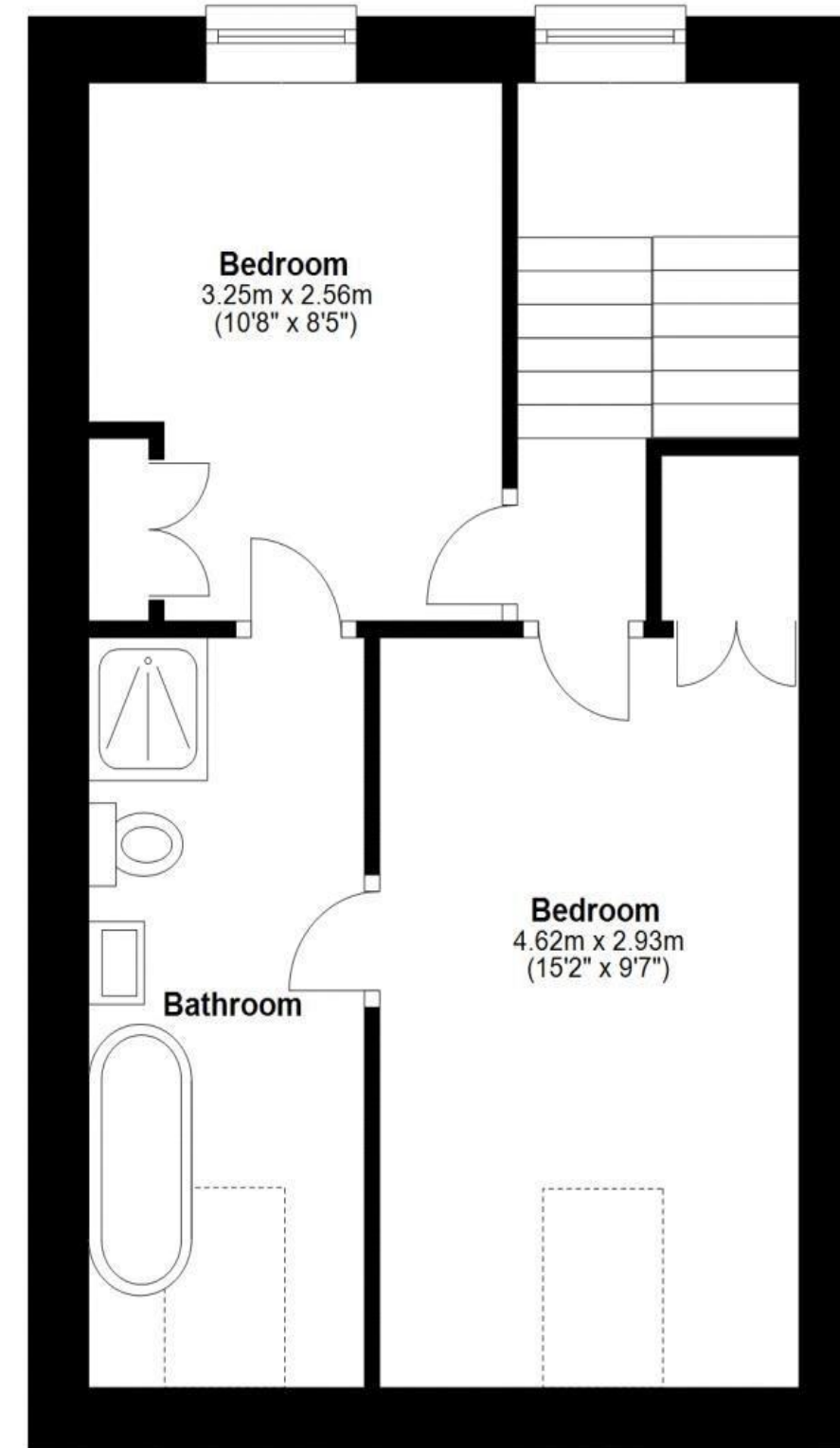
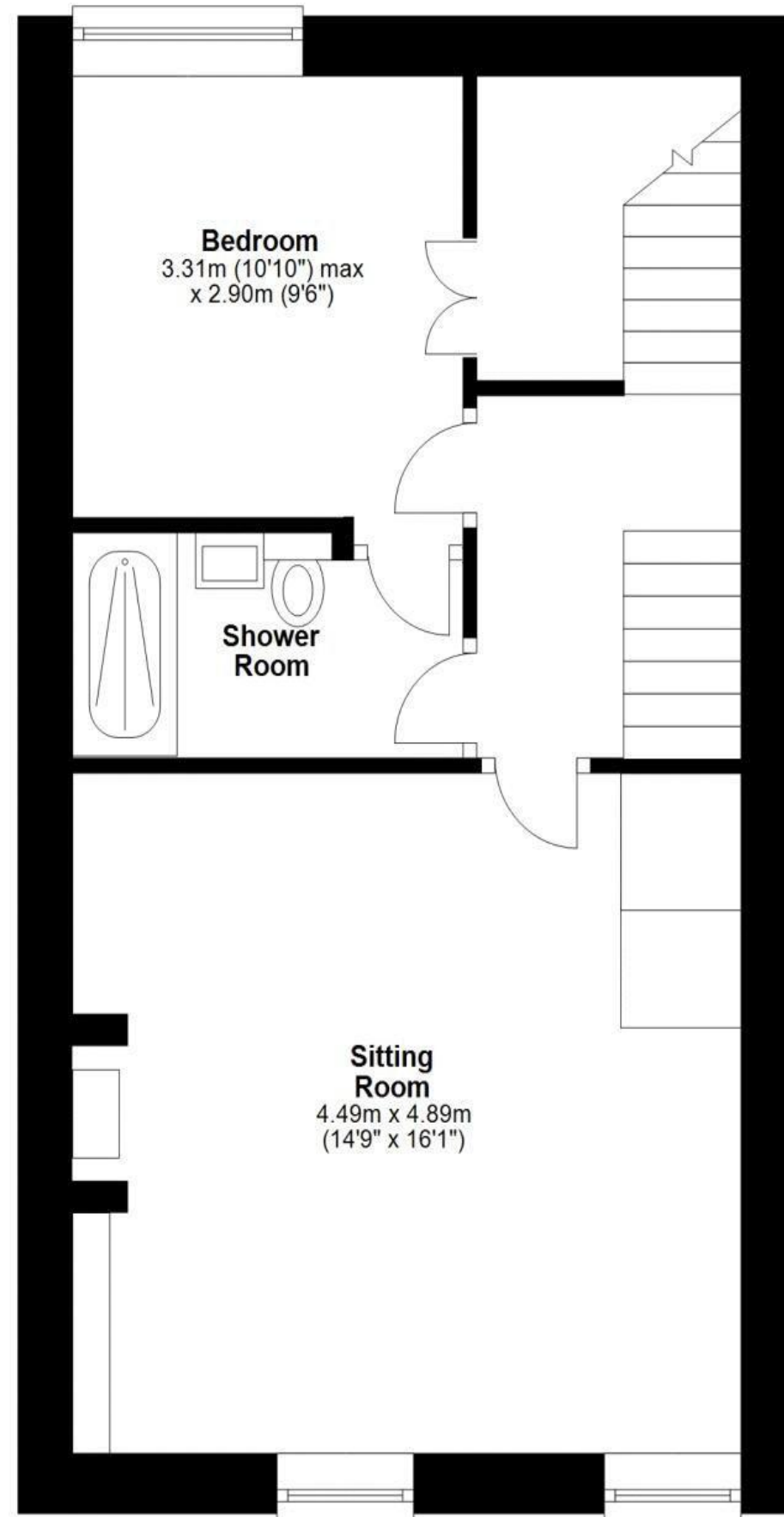
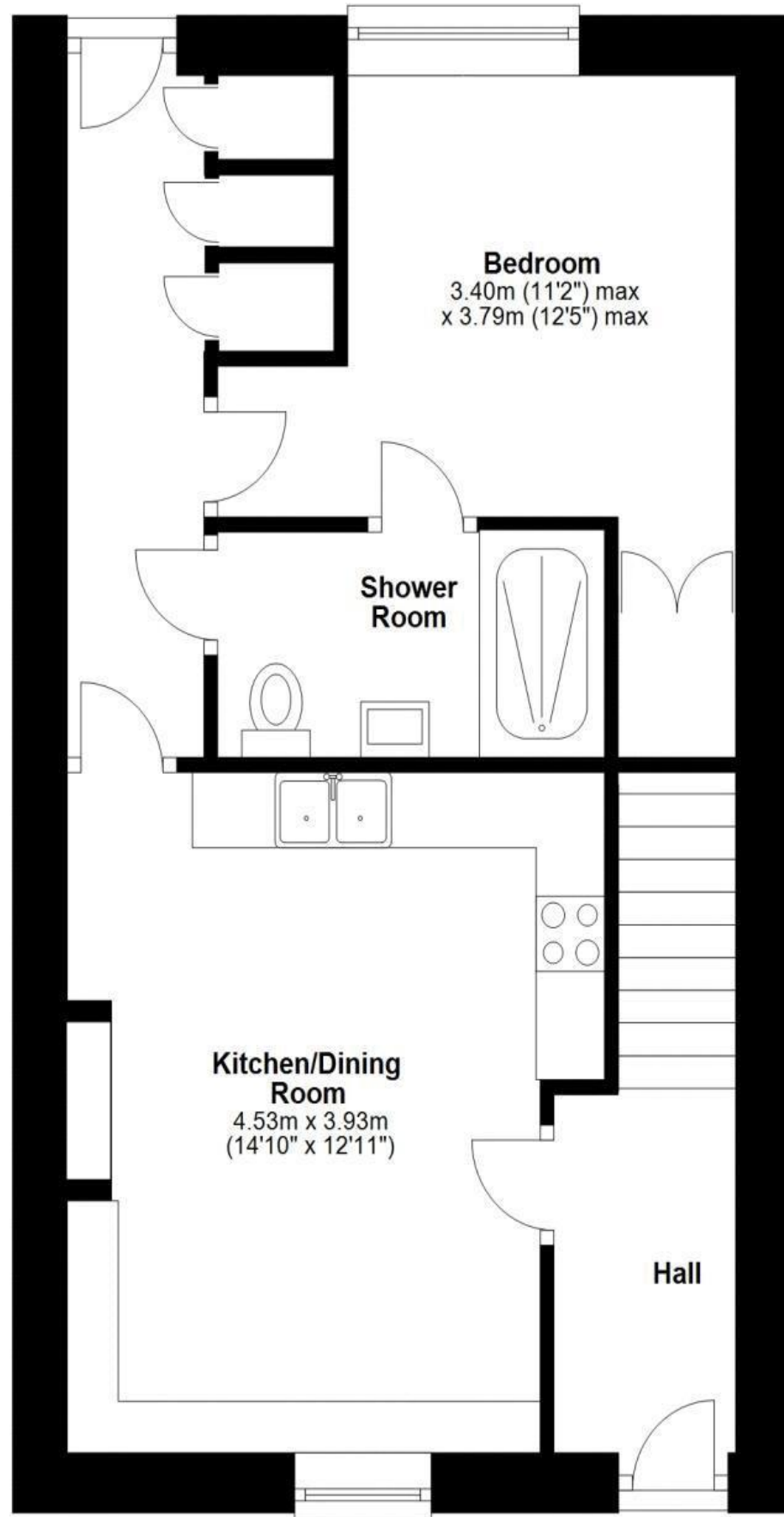
Second floor - Master bedroom with spectacular coast & Harbour views and built in storage | Generous Jack & Jill bathroom with a free standing roll top bath, separate shower, basin and WC | Double bedroom four with built in storage.



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Total area: approx. 121.5 sq. metres (1307.5 sq. feet)



Externally - the property has an easily maintained, gravel courtyard garden, ideal for outside dining & barbecues, with a timber fence and brick wall to the boundary.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: C

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