

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**25 ESTUARY WAY SANDY BAY CARAVAN PARK NORTH SEATON  
NORTHUMBERLAND NE63 9YD**



- PRESTIGIOUS LODGE
- THREE DOUBLE BEDROOMS
- PERFECT LOCATION

- WOULD MAKE A LOVELY ALL YEAR ROUND HOME OR INVESTMENT
- BATHROOM PLUS EN-SUITE SHOWER ROOM
- FABULOUS FIELD AND SEA VIEWS

**Price £105,000**

# 25 ESTUARY WAY SANDY BAY CARAVAN PARK NORTH SEATON NORTHUMBERLAND NE63 9YD

Welcome to Estuary Way, located in the picturesque Sandy Bay Caravan Park in North Seaton. Just a stones throw from Newbigging by the sea. This splendid three-bedroom offers a perfect blend of comfort and style, making it ideal for all-year-round living or as a delightful holiday retreat/investment.

As you step inside, you'll be greeted by a spacious open-plan layout that seamlessly combines the living, dining, and eating areas. The interior boasts contemporary design elements that create a warm and inviting atmosphere for you to relax and unwind.

Imagine waking up to lovely views of the surrounding fields and the sea - a truly tranquil setting that will make every day feel like a holiday. With two well appointed bathrooms, including an en-suite shower room, convenience and luxury are at the forefront of this charming Lodge.

Whether you're looking for a permanent residence or a weekend getaway, this property offers the best of both worlds. Don't miss the opportunity to make this beautiful Lodge your own and start enjoying the serenity and beauty that Estuary Way has to offer.

## GROUND FLOOR

### ENTRANCE

Entered via a double glazed door, laminate flooring, radiator.



### UTILITY CUPBOARDS

Plumbed for washing machine, storage area, combi boiler.

### OPEN PLAN L-SHAPED LIVING DINING AND KITCHEN

19'5 maximum x 19'3 (5.92m maximum x 5.87m )

### BREAKFASTING KITCHEN AREA

Fitted with modern wall and base units with complimenting work tops and breakfast bar area, integrated fridge freezer, dishwasher, hob, oven, microwave and gas hob with an extractor fan above, fitted wine cooler, sky light to the ceiling, double glazed window, laminate flooring.



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## DINING AREA

Double glazed sliding door leading onto the upvc decking, radiator, laminate flooring.



## LOUNGE AREA

Two double glazed windows, additional larger style double glazed window, radiator, gas contemporary log burner.



## BEDROOM ONE

9'6 x 9'5 (2.90m x 2.87m)

Double glazed window, radiator, fitted wardrobes, double bed with mattress, bedside tables with modern table lamps.



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## EN-SUITE

shower with a contemporary waterfall shower head and shower screen, low level wc, wash hand basin, double glazed window, heated towel rail.



## BEDROOM TWO

11'9 x 9'8 (3.58m x 2.95m)

Double glazed window, radiator, fitted wardrobes, twin beds with mattresses, bedside tables with modern lamps, dressing table area.



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### BEDROOM THREE

9'8 x 8'3 (2.95m x 2.51m)

Double glazed window, radiator, fitted wardrobes, double bed with mattress.



### BATHROOM

8' 1 x 6'8 (2.44m 0.30m x 2.03m)

Bath, low level wc, wash hand basin set in a vanity unit, heated modern towel rail, double glazed window.



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**EXTERNALLY**



**FRONT IMAGE**



**DRIVE**

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## DECKED AREA

UPVC decking with a wheel chair ramp, gated and sitting area with fantastic views over the sea.



## VIEWS OVER OPEN FIELDS/BEACH



## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGE

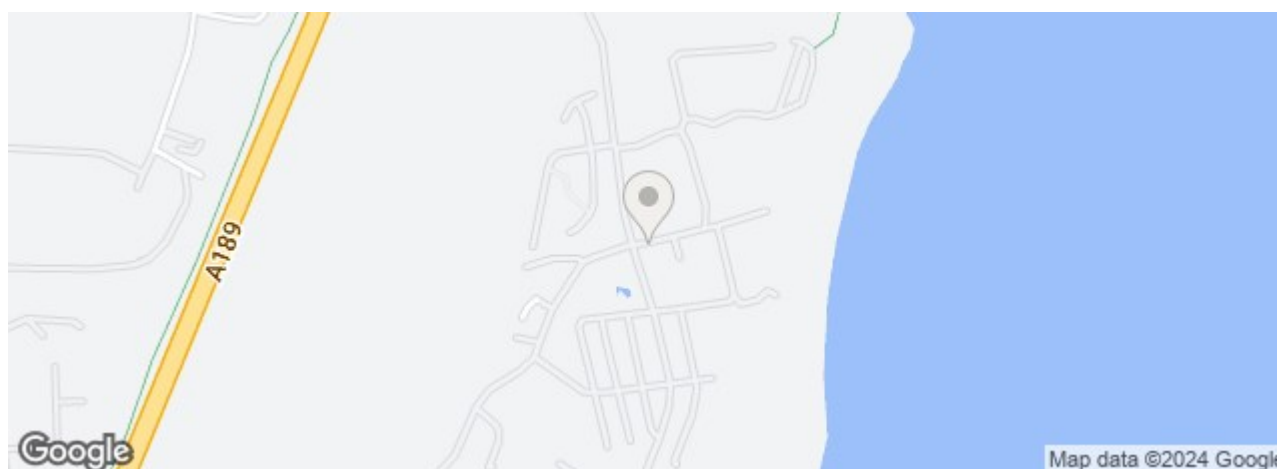
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		



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