



Crest Way | Blyth | NE24 3BW

# Auction Guide Price £240,000

Positioned in an outstanding seafront setting with uninterrupted coastal views from every level, this striking three-bedroom end-terrace townhouse offers a rare opportunity to own a home where the sea truly takes centre stage. With the shoreline just moments away and Ridley Park on your doorstep, the property perfectly balances modern coastal luxury with an effortless lifestyle by the water. From the moment you step inside, the home immediately impresses with its bright, contemporary interiors and carefully designed layout, all created to maximise space, light, and the spectacular outlook. Whether it's watching the waves roll in from the upper floors or enjoying the golden glow of the evening sunset from the private balcony, every day here feels like a retreat by the coast. The ground floor features a welcoming entrance hallway, a convenient downstairs W.C., and a versatile third bedroom currently utilised as a stylish second lounge and home office. To the rear sits an elegant kitchen diner fitted with integrated appliances and finished to a high standard, offering the ideal social space for entertaining or relaxed family living, with direct access to the garden beyond. The first floor hosts two beautifully proportioned double bedrooms, both filled with natural light, alongside a contemporary family bathroom and a sleek en suite, creating comfortable and luxurious accommodation for family and guests alike. Crowning the property is the breathtaking top-floor lounge — an exceptional living space designed entirely around the incredible panoramic sea views. Opening onto a private balcony, this stunning room provides the perfect place to unwind, entertain, or simply take in the ever-changing coastal scenery and spectacular sunsets stretching across the horizon. Externally, the property benefits from private rear and side gardens, ideal for outdoor dining and enjoying the fresh sea air, as well as the practicality of two off-street parking spaces. Combining style, space, and an unrivalled seaside position, this is a truly special home offering coastal living at its absolute finest. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange

your viewing  
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**3****1****2**

**Stunning Three Bedroom End Terrace**

**Two off Street Parking Spaces**

**Rear and Side Garden**

**Mains Water, Electricity and Sewage**

**Roof Terrace with Sea views**

**Freehold, Council Tax Band C, Epc Rating B**

**Downstairs W.C and En Suite**

**Gas Heating, Cable Broadband**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** UPVC entrance door

**ENTRANCE HALLWAY:** stairs to first

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c, radiator, tiled splash backs.

**LOUNGE:** (front): 19'44 x 11'03, (5.92m x 3.37m), double glazed window to rear, double radiator, and roof terrace.

**OFFICE:** (rear): 10'22 x 12'29, (3.11m x 3.74m), double radiator.

**KITCHEN:** (rear): 11'54 x 14'53, (3.53m x 4.42m), double glazed window to rear and side, range of wall, floor and drawer unit with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, and electric hob with extractor fan above, integrated fridge freezer and dishwasher, as well as plumbed area for washing machine.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to side, heated towel rail tiling to walls and tiled flooring.

**BEDROOM ONE:** (rear): 7'22 x 14'62, (2.35m x 4.45m), double glazed window to front, and double radiator.

**BEDROOM TWO:** (rear): 14'46 x 8'73, (4.40m x 2.66m), double glazed window to rear.

**EXTERNALLY:** low maintenance garden to rear with off street parking spaces.

**For Sale by Auction: 30th September, Option 2. Terms and Conditions apply.**

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell.

The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: allocated parking space & visitor space

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Charges:** £200 site fees

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

**COUNCIL TAX BAND:** C

**EPC RATING:** B

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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