

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**37 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XE**



- FABULOUS SEA VIEWS
- COUNCIL TAX BAND C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- SPACIOUS THREE BEDROOMS
- EPC RATING E
- FREEHOLD PROPERTY

**Price £350,000**

# 37 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XE

Nestled in the charming locale of Beach Terrace, Newbiggin-By-The-Sea, this delightful terraced house offers a perfect blend of comfort and stunning coastal views. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

One of the standout features of this home is the fabulous sea views that can be enjoyed from three of its windows, allowing natural light to flood the interiors and creating a serene atmosphere. The modern bathroom and kitchen are thoughtfully designed, ensuring both style and functionality for everyday living.

For those who appreciate the outdoors, lovely walks along the promenade are just a stone's throw away, offering a wonderful opportunity to enjoy the fresh sea air and picturesque scenery. Additionally, the property includes a double garage, providing convenient parking and extra storage space, along with well a maintained garden that enhance the overall appeal of the home.

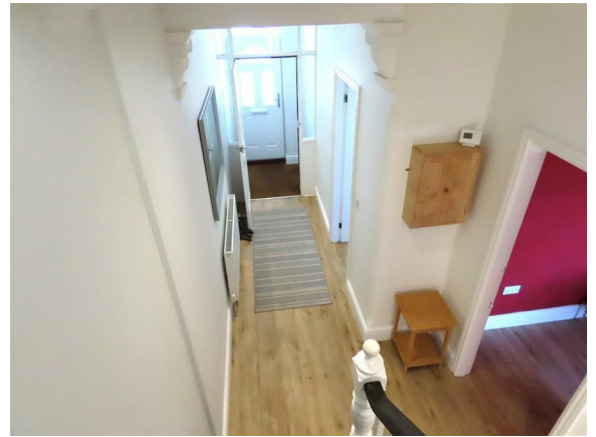
This spacious three-bedroom terrace is not just a house; it is a place where you can create lasting memories by the sea. Whether you are looking for a new family home or a peaceful retreat, this property is sure to impress. Don't miss the chance to make this lovely house your own.

## GROUND FLOOR

### LOBBY

### HALLWAY

Laminate flooring, radiator, coving, plaster arch corbels.



### LOUNGE

12'2 x 15' (3.71m x 4.57m)

Double glazed bay window with sea views, two vertical contemporary radiators, coving, ceiling rose, laminate flooring.



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## DINING ROOM

13'2 x 12'2 (4.01m x 3.71m)

Larger style double glazed window, radiator, laminate flooring.



## KITCHEN

17'3 x 9'11 (5.26m x 3.02m)

High gloss modern units consisting of wall, base and drawers with complimenting work tops, under units display lighting, modern glass splash back, under plinth heating system, eye level double oven, electric hob with an extractor hood above, sink with drainer and mixer tap, laminate flooring, under bench fridge and freezer, and dishwasher.



## DOWNSTAIRS WC

Low level wc, wash hand basin.

## REAR LOBBY

Freestanding fridge.

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## SUN ROOM

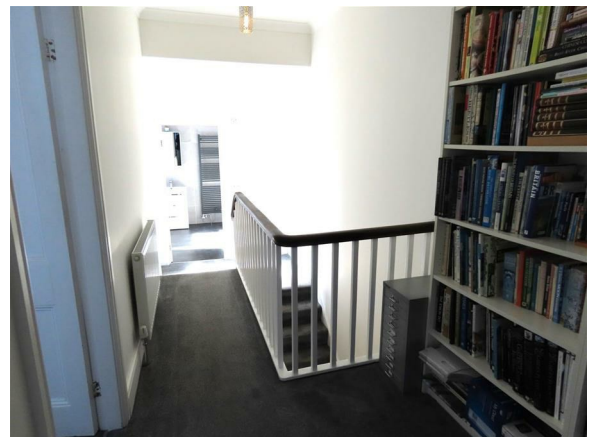
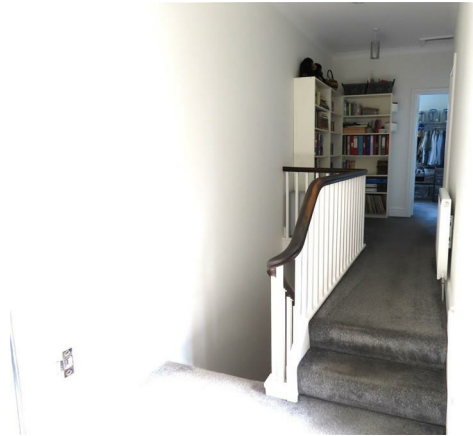
9'6 x 10'7 (2.90m x 3.23m)

Steps down to the sun room, double glazed windows, double glazed door, laminate flooring, walk in storage which is plumbed for the washing machine.



## SPACIOUS SPLIT LEVEL LANDING

Double glazed window, radiator.



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## BEDROOM ONE

12'3 x 13'8 (3.73m x 4.17m)

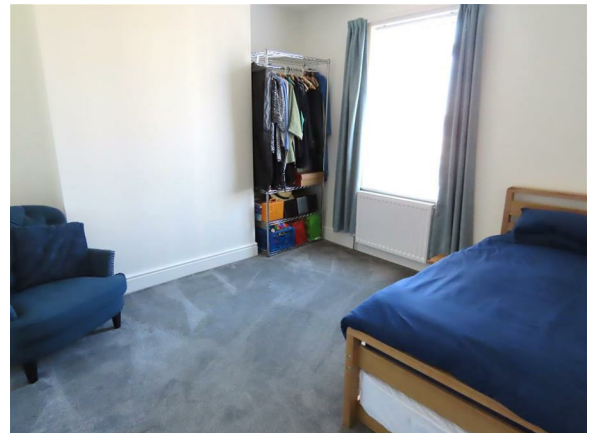
Double glazed window with fabulous sea views, radiator.



## BEDROOM TWO

13' x 11'11 (3.96m x 3.63m)

Double glazed window, radiator.



## 37 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XE

### BEDROOM THREE

10'6 x 7'3 (3.20m x 2.21m)

Double glazed window with fabulous sea views, radiator.



## 37 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XE

### FAMILY MODERN BATHROOM

10'2 x 9' (3.10m x 2.74m)

Double glazed window, bath, wall mounted low level wc, wash hand basin set in a vanity unit with drawers for storage, heated towel rail, walk in double shower with a waterfall shower head, tiled flooring, tiled walls, upvc cladding to the ceiling with downlights.



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## EXTERNALLY



## ADDITIONAL REAR IMAGE



# 37 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XE

## FRONT

Entered via a gate into the pretty garden mainly laid to lawn, borders and shrubs.



## REAR

Enclosed rear courtyard, water tap, access via a Composite to the double larger style garage with an electric roller door and an additional wicket door allowing easy foot access.



## 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.

# 37 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XE

## **MORTGAGES**

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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## **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.

## **MATERIAL INFORMATION ASHINGTON**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 37 Beach terrace

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6637A

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**MORTGAGE**

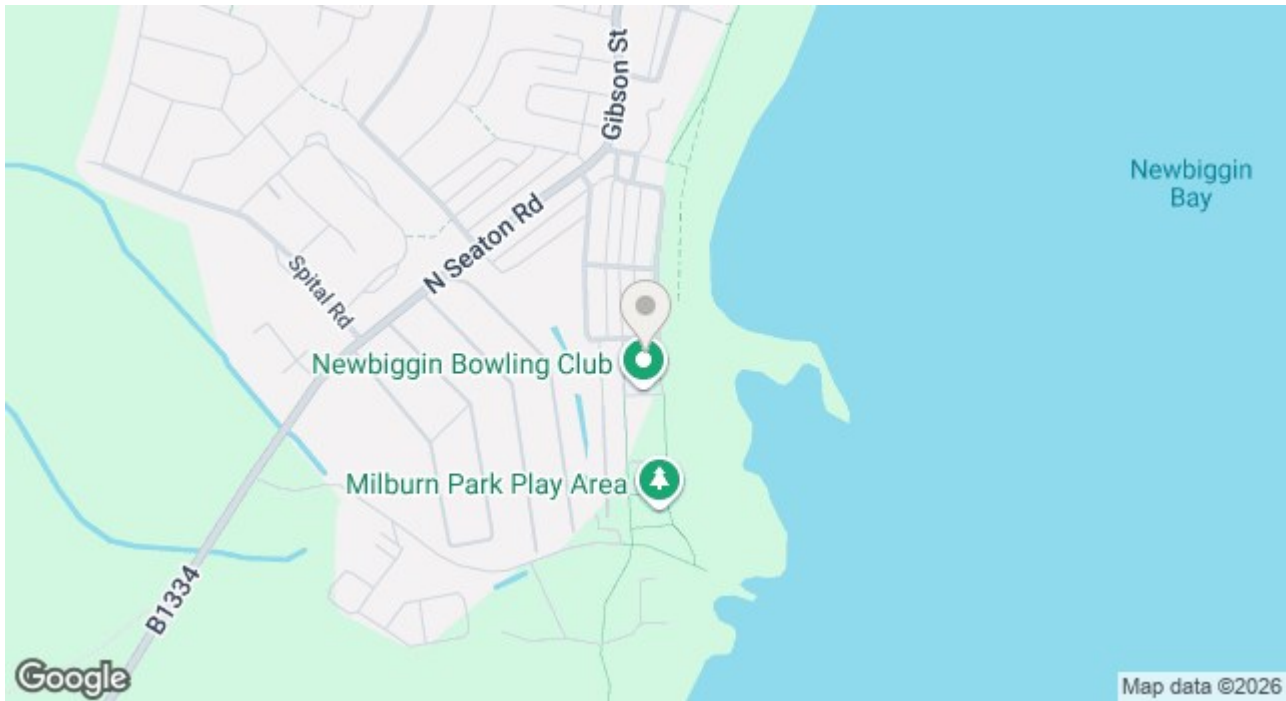
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>52</b></p>	<p><b>67</b></p>



[www.rickard.uk.com](http://www.rickard.uk.com)

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VAT registration number 175 8808 19

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