





Post No.  
11-24







Occupying a highly sought after position within the historic centre of Whitburn Village, well adorned with superb amenities including shops, restaurants and bars and with wonderful clifftop walks and stunning award winning Blue Flag beaches close to hand; this spacious 2nd floor apartment overlooking the impressive mature grounds of Whitburn Hall offers a rare opportunity to those who require outstanding living accommodation accessible via a lift and with a stair free layout..

Featuring two double bedrooms, one of which has en-suite bathroom and fitted wardrobes, a triple aspect open plan living and dining room overlooking the magnificent grounds, a well equipped kitchen, delightful sun lounge and shower room, this stunning home which offers a wonderful living space, is generously proportioned and offers a flexible layout.

Accessed via a communal entrance and with lift access provided to all floors, the property has its own spacious garage with an up and over door, together with private car park and has access to the most beautiful mature grounds which in turn look south over Whitburn Cricket Club.

Something quite special this wonderful home is sure to command a huge level of interest therefore immediate internal inspection is unreservedly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via communal entrance door with stairs leading to second floor.

## Second Floor Apartment

### Entrance Hall



Radiator, 2x storage cupboards and doors to lounge/dining room.

### Lounge/Dining Room 29'8" x 16'4"



2x double glazed windows, 3x radiators, and 2x double glazed sliding doors to sun room.

### Sun Room 5'3" x 17'3"



4x double glazed windows.

### Kitchen 13'9" x 9'4"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated double oven, electric hob and fan. Space for a fridge freezer and washing machine. Radiator and double glazed window.

### Bedroom 1 11'10" x 16'7"



Double glazed window, radiator and built in furniture. Door to en-suite.

### En-Suite Bathroom



Low level WC, washbasin and bath, radiator and double glazed window.

### Bedroom 2 8'10" x 9'4"



Double glazed window, radiator and built in wardrobes.

### Shower Room



Low level WC, washbasin and shower cubicle, radiator and double glazed window.

### Outside



Private car park and garage. Stunning communal gardens.

### Council Tax Band

The Council Tax Band is Band E.

# MAIN ROOMS AND DIMENSIONS

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 19/1/1982. There is an annual service charge of £3143.97 per annum which includes the ground rent.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these

particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

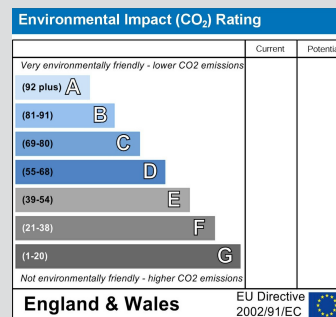
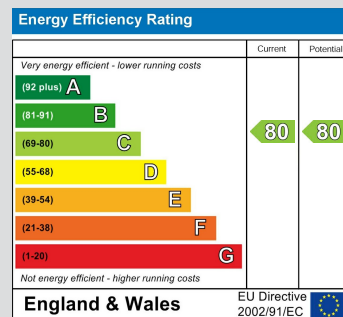
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116



Approximate total area<sup>(1)</sup>

118.4 m<sup>2</sup>

1273 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

