

BRUNTON

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PROMENADE VIEW, NEWBIGGIN-BY-THE-SEA, NE64

£475,000

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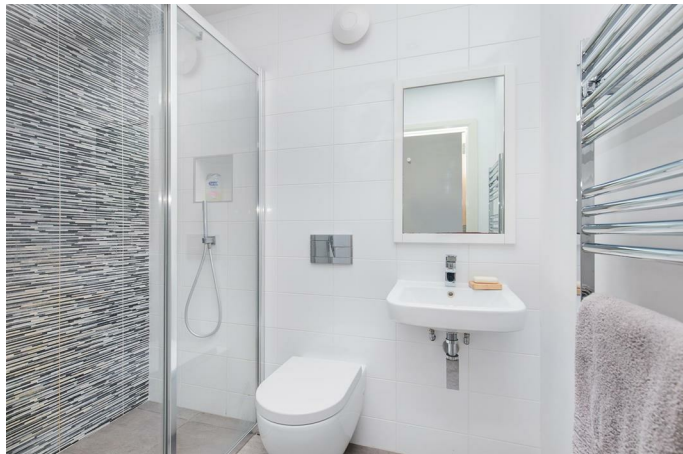
Impressive modern four-bedroom detached townhouse occupying a prestigious elevated plot in Newbiggin-by-the-Sea, with panoramic views across Newbiggin Bay, three-storey accommodation, two en-suites, a substantial top-floor terrace, garden cabin and garage.

The property offers bright and versatile accommodation, centred around a spacious first-floor lounge, kitchen and dining area with panoramic coastal views. Four double bedrooms are arranged across the first and second floors, with two en-suite facilities, while the ground-floor snug provides useful additional reception space. Outside, the property benefits from parking for approximately three vehicles, a single garage, a low-maintenance garden and a powered garden cabin.

Ideally positioned in the popular coastal village of Newbiggin-by-the-Sea, the property is well-placed for the beach, promenade and seafront, with local shops, cafés, restaurants and everyday amenities available within the town. The area also provides convenient access to nearby Ashington and Morpeth, with road links towards Newcastle and the wider North East. The combination of a desirable coastal setting, impressive bay views, remaining NHBC warranty and no onward chain makes this an attractive modern family home.

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The internal accommodation comprises: an entrance hallway with access to a WC, a versatile snug, utility room and staircase to the first floor. The snug provides a useful additional reception space, while the utility room offers laundry plumbing, storage and side access.

The first floor provides the main living accommodation, including a spacious lounge, kitchen and dining area. The lounge features large panoramic windows overlooking the rear garden and enjoying impressive views across Newbiggin Bay. The kitchen is fitted with quality wall and base units, integrated appliances, marble-effect porcelain flooring and a breakfast bar, with a door leading directly to the garden. This floor also includes three double bedrooms, one with an en-suite shower room, plus the family bathroom.

The top floor provides a further spacious double bedroom with built-in sliding-door wardrobes, an en-suite shower room and panoramic coastal views. The landing leads onto a substantial wood-decked terrace with planted areas and glazed balustrades, creating an excellent space for outdoor seating while enjoying the exceptional outlook.

Externally, there is a driveway providing parking for approximately three vehicles, a single garage with an electric roller shutter door and a low-maintenance rear garden with artificial grass, tiled patio areas and planted borders. A double-boarded garden cabin with power and lighting provides useful additional space for a home office, hobby room or social area. The property occupies a particularly desirable elevated plot, with views across the bay from several rooms, the garden and terrace. Built approximately in 2017, it benefits from the remainder of its NHBC warranty and is offered with no onward chain.



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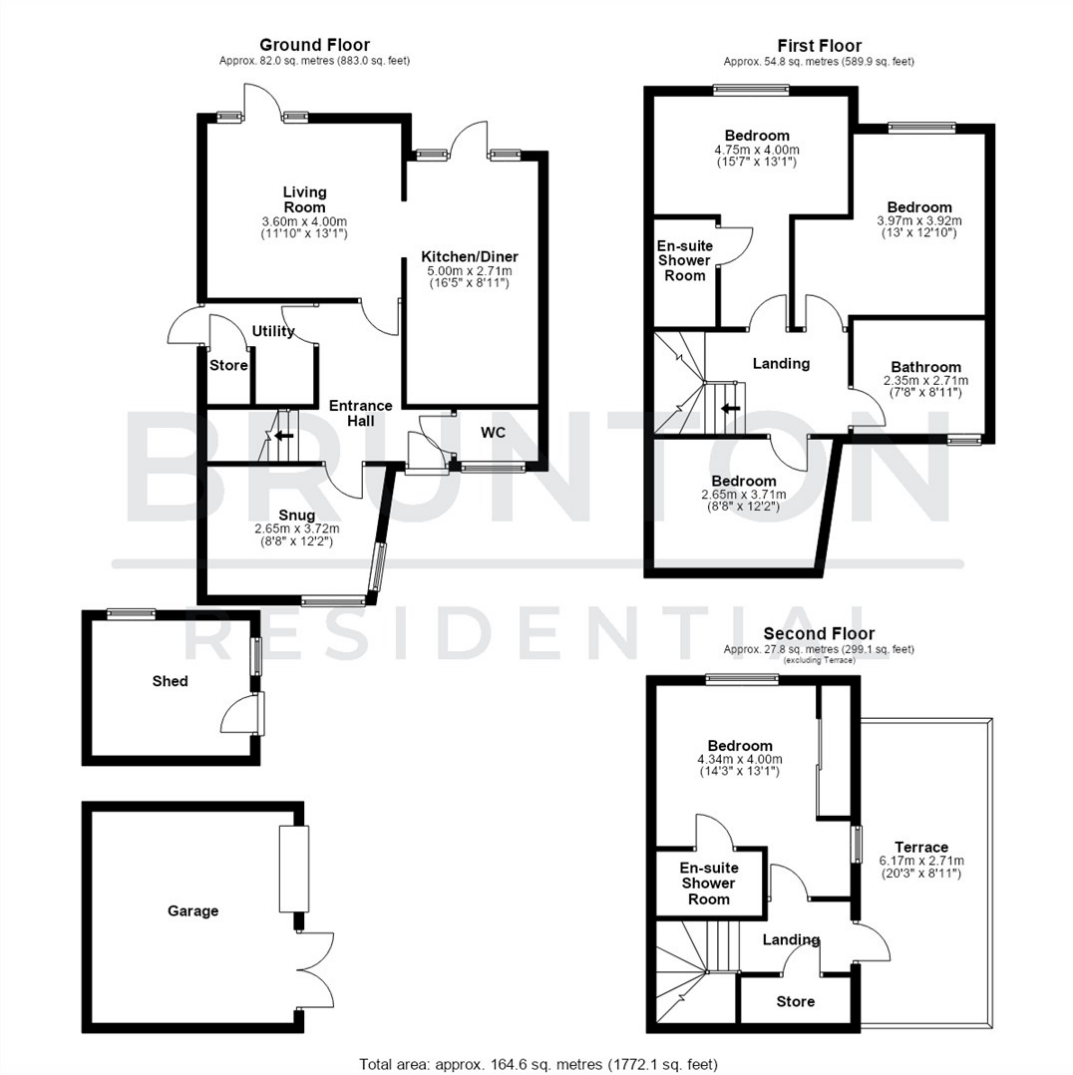
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		