Susan Spokes
Real Estate

Front Street

Sunderland SR6 7JQ

This exceptional top floor apartment suite is set in the very heart of the highly sought-after Whitburn Village, perfectly positioned for easy access to local amenities and just a short stroll from the beautiful coastline. Offering a rare combination of space, versatility, and lifestyle, this property presents an outstanding opportunity in a truly desirable setting.

Accessed via a secure entry system, with both stairs and a passenger lift to all floors, the apartment is set within beautifully maintained communal grounds, providing a peaceful and well-kept environment.

Internally, the accommodation is deceptively spacious and thoughtfully arranged. A welcoming entrance hall leads through to a generous lounge, which opens into a superb sun room – a standout feature of the home. From here, you can enjoy truly delightful views over the communal gardens and adjacent cricket ground, creating a tranquil and picturesque outlook throughout the seasons.

There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. One of the additional bedrooms is currently utilised as a dining room, demonstrating the excellent flexibility of the

Offers in the region of £330,000

22 Whitburn Hall Front Street

Sunderland SR6 7JQ

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- TOP FLOOR APARTMENT SUITE IN THE HEART OF WHITBURN VILLAGE
- SPACIOUS KITCHEN WITH BREAKFASTING ISLAND
- NO UPPER CHAIN
- THREE BEDROOMS MASTER WITH EN SUITE
- GARAGE WITH ELECTRICAL SUPPLY
- EPC TO FOLLOW
- SUN ROOM WITH SPECTACULAR VIEWS
- BEAUTIFUL COMMUNAL GARDENS

Communal Hallway
Communal entrance featuring a secure entry system for added peace of mind, along with conveniently located mailboxes. The building benefits from both stair and lift access, providing easy and flexible access to this top floor apartment suite.

Entrance Hallway
Entrance hall with a private entrance, offering a generous hallway finished with a dado rail. The space is very well presented, creating a welcoming and well-maintained first impression of the property.

Lounge
A very generous and beautifully presented main reception room featuring an attractive focal point fireplace. The space offers ample room for a range of furnishings, creating an ideal setting for both relaxing and entertaining. Enjoying a wonderful south-facing aspect, the lounge benefits from delightful views over the expansive grounds, filling the room with natural light. The space also provides direct access to the sun room, further enhancing the flow and versatility of the accommodation.

Sun Room
A neutrally decorated sun room offering a bright and relaxing space, complete with useful storage cupboards. The room enjoys an amazing outlook over the Whitburn Hall grounds, creating a peaceful setting ideal for unwinding and taking in the views.

Kitchen/Breakfasting Room
Stylish and well-appointed kitchen featuring a range of white gloss wall and base units providing excellent storage throughout. The space includes a breakfast bar with seating, ideal for casual dining or entertaining. Integrated appliances comprise a fridge, freezer, electric hob and oven, complemented by a sleek splashback and stainless steel sink with mixer tap. Finished to a modern standard with a bright and airy feel, the kitchen also benefits from a pleasant outlook over Whitburn Front Street, adding to its overall appeal.

Master Bedroom
A spacious double master bedroom featuring a modern en-suite shower room. The room benefits from built-in wardrobes providing excellent storage, along with additional over-bed storage, maximising practicality without compromising on space. Finished in a neutral style, it offers a comfortable and well-presented principal bedroom.

En Suite Shower Room

Bedroom
A well-proportioned double bedroom featuring built-in wardrobes and useful over-bed storage, providing excellent use of space. Finished in a neutral style, the room offers a practical and versatile layout, ideal as a comfortable bedroom or guest room.

Bedroom
A well-proportioned double bedroom featuring built-in wardrobes providing excellent storage. The room is currently styled as a dining room, demonstrating its versatility and flexible use of space, but would easily convert back to a comfortable and spacious bedroom. Finished in a neutral style throughout.

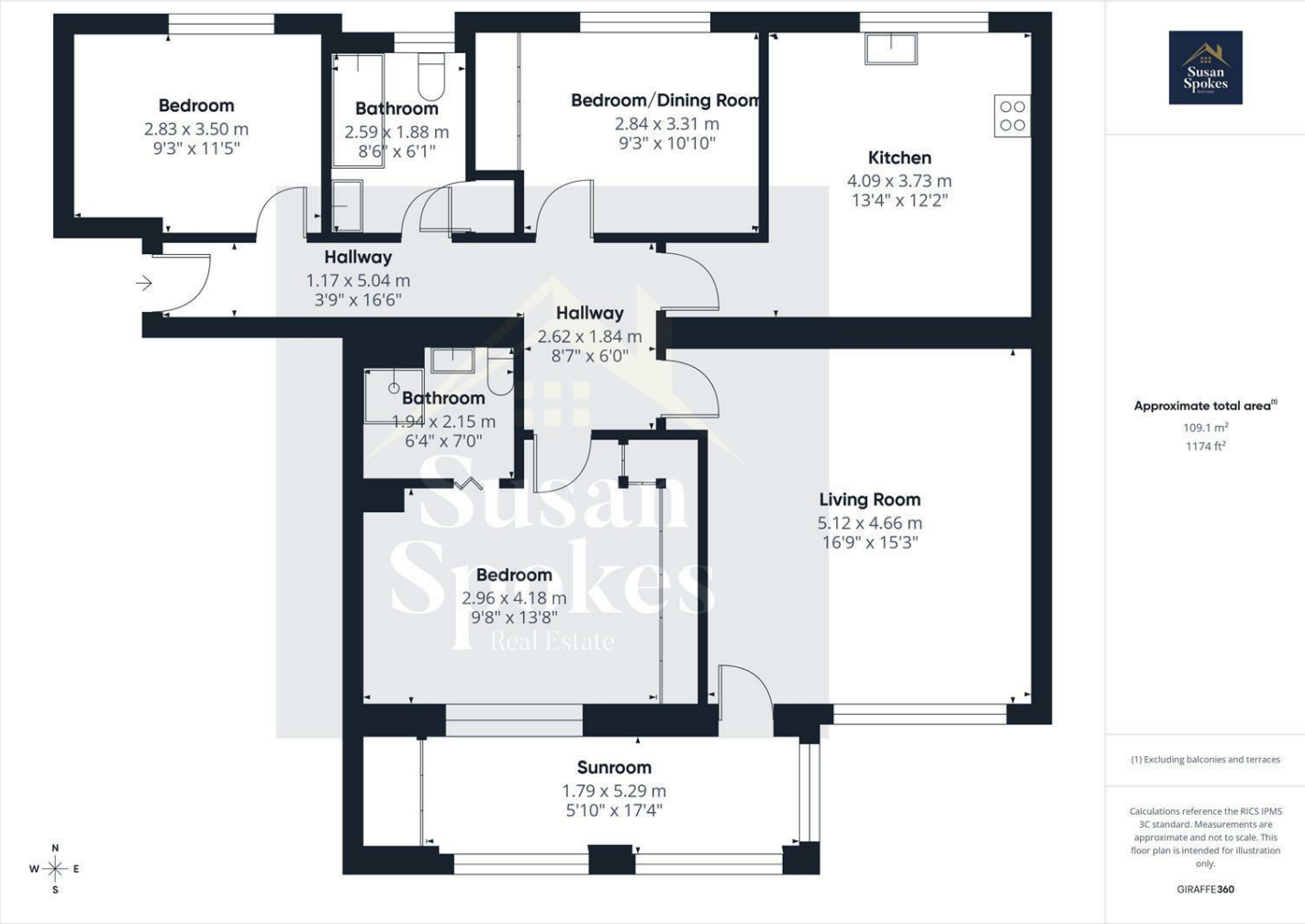
Bathroom
A well-presented, neutrally decorated bathroom comprising a bath with shower over and glass shower screen, WC, and a vanity wash hand basin. The room benefits from a fitted bathroom cabinet providing useful storage, offering a practical and functional space with a clean, modern finish.

Garage
Located within a designated garage block, the property benefits from a garage with an up and over door and electrical supply. Offering an excellent storage option, it provides secure and practical space for vehicles, tools, or general household items.

Communal Gardens
A superb top-floor suite offering truly outstanding panoramic views over beautifully maintained grounds, including leafy lawns, mature trees, and established shrubs. The outlook extends further to a picturesque view of the nearby cricket ground, creating a rare and highly desirable setting. The space is filled with natural light and enjoys a peaceful, elevated position, making it an ideal retreat within the property.

Directions

Floor Plan



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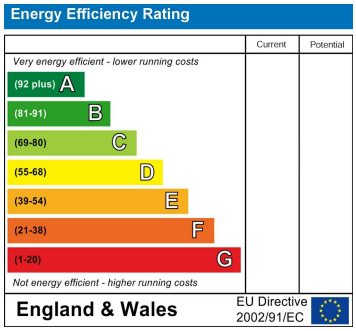

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