



High Tide, 7 Estuary Drive  
Alnmouth, Alnwick, NE66 2SH

**Offers In The Region Of £350,000**



**Trading Places**

Coastal and Country Property Specialists



# High Tide, 7 Estuary Drive

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Welcome to High Tide, a brand new, architect designed, two bedroom bungalow situated within one of Northumberland's premier coastal villages on Estuary Drive in Alnmouth. Finished to a very good standard with quality kitchen and bathroom finishes, Oak Belize doors with chrome fittings and chamfered round skirtings and architraves throughout.

As you step into this single storey home, you are greeted by a bright and airy living space comprising of an open plan kitchen, dining, and lounge area, ideal for entertaining friends and family or simply enjoying a quiet meal. The property offers a contemporary bathroom and two cosy bedrooms, perfect for relaxing after a day of exploring the nearby beaches and coastal walks. Convenience is key with a driveway for parking and the property further features an impressive ecological living sedum rooftop.

The property is situated in a conservation area on Northumberland's Heritage Coast and within a short walk of the beach, harbour and park. Alnmouth was named one of the "best places to live by the sea" by The Times in July 2017 and offers a good selection of day-to-day amenities including village shopping, public houses, restaurants, gift shops, a village hall and village golf club. A train station offering main line services to London, Edinburgh and Newcastle is just over 1 mile away.

The nearby historic town of Alnwick offers a wider range of amenities including shops, supermarkets, restaurants, schooling, hospital, GP and dentist surgeries and leisure facilities and is home to the major tourist attractions such as the mediaeval Alnwick Castle & Garden. The rural lifestyle on offer is supplemented by a wide range of beautiful country walks as well as a stunning local coastline.

Whether you're looking for a weekend getaway or a permanent residence, this bungalow offers the perfect blend of comfort and tranquillity in a sought-after coastal setting. Book a viewing through Trading Places on 01912511189. EPC B.

Living/Dining Room with Kitchen  
19'7 x 17'8 (5.97m x 5.38m)

Bedroom One  
13'0 x 12'5 (3.96m x 3.78m)

Bedroom Two  
15'2 x 8'3 (4.62m x 2.51m)

Four Piece Suite Bathroom

External

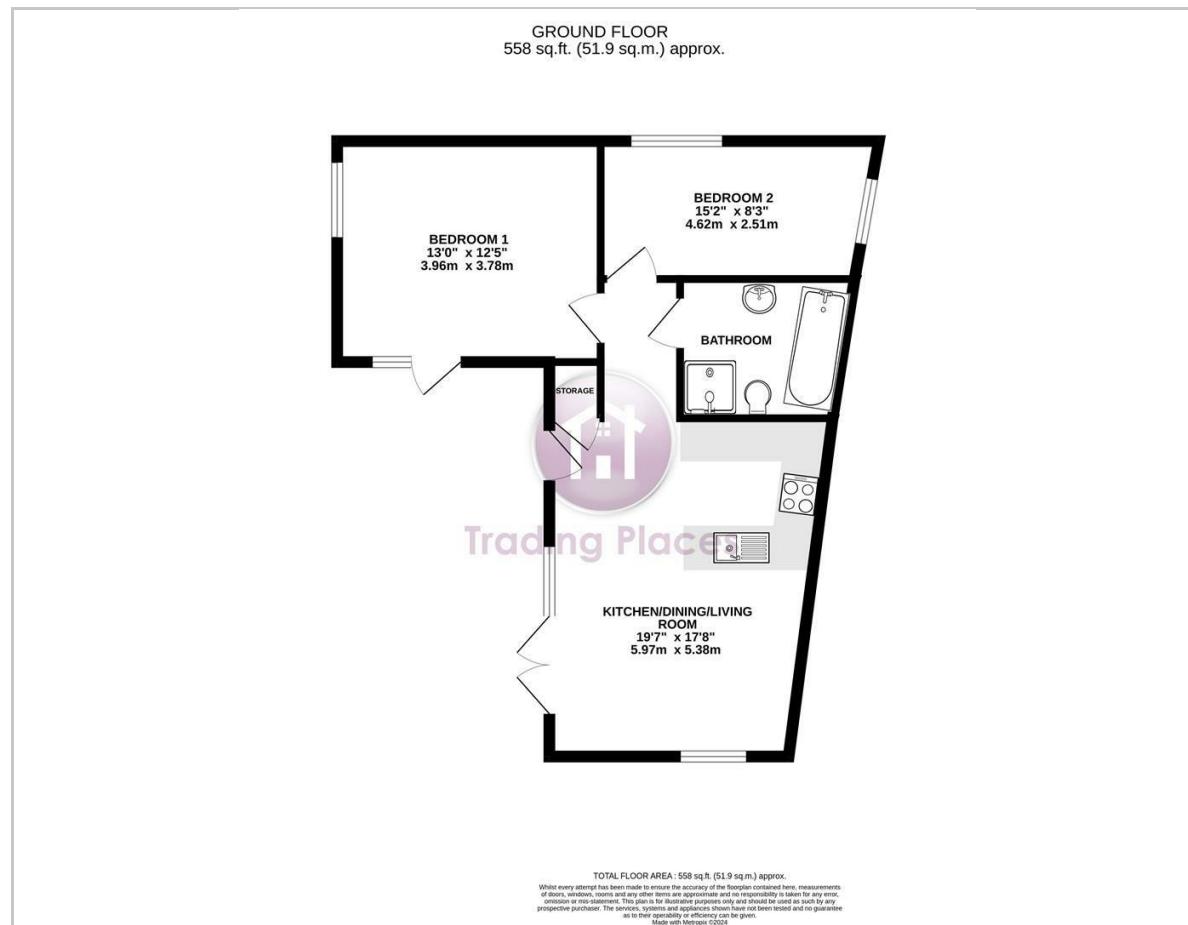
To the front is a garden and double length driveway.







## Floor Plan



## Viewing

Please contact our Trading Places Office on 0191 251 1189  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**www.tp-property.co.uk**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**England & Wales**

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

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